



Court Farm Gardens, Manor Green Road, Epsom

Guide Price £315,000





## Court Farm Gardens, Manor Green Road

Epsom

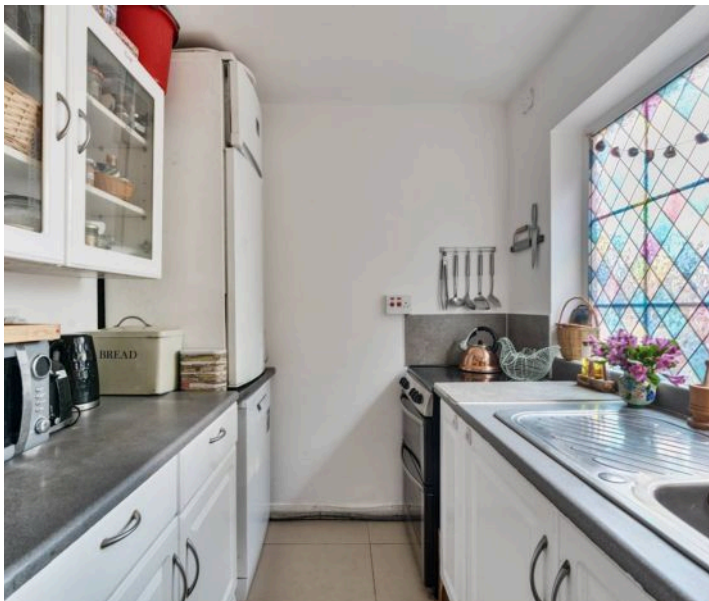
Inviting 2-bed ground floor flat in Chase Estate area, with private garden. Generous bedrooms, study/office space, well-appointed kitchen, and convenient shower room. Prime location near town centre and station. Book a viewing today. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Ground Floor
- Popular Chase Estate Area
- Personal Access
- Private Garden
- Two Generous Bedrooms
- Bright Reception
- Study/Office
- Kitchen
- Modern Shower Room
- Easy Reach To Town Centre & Station



Ideally positioned in the sought-after Chase Estate area, this inviting 2-bedroom ground floor flat offers the perfect blend of comfort and convenience. Boasting personal access, residents will delight in the luxury of a private garden, ideal for al fresco dining.

The property comprises of two generously sized bedrooms, a bright reception area, a versatile study/office space, a well-appointed kitchen, and a convenient shower room. Step outside to discover a charming private garden that provides a peaceful sanctuary for relaxation and enjoyment. From cultivating a personal garden oasis to hosting gatherings with loved ones, this outdoor retreat is a delightful extension of the home.

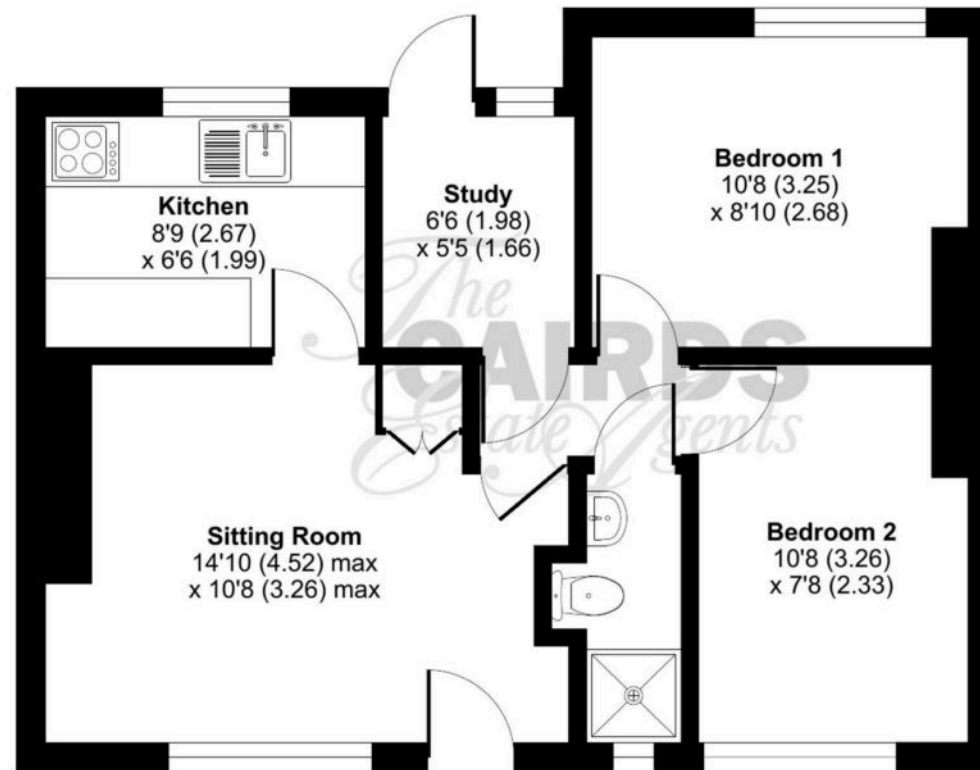
With its prime location, residents will appreciate the ease of access to the vibrant town centre and the nearby station, making commuting or indulging in local amenities a breeze.

Do not miss the opportunity to make this delightful property your own - contact us today to book your viewing appointment.

# Manor Green Road, Epsom, KT19

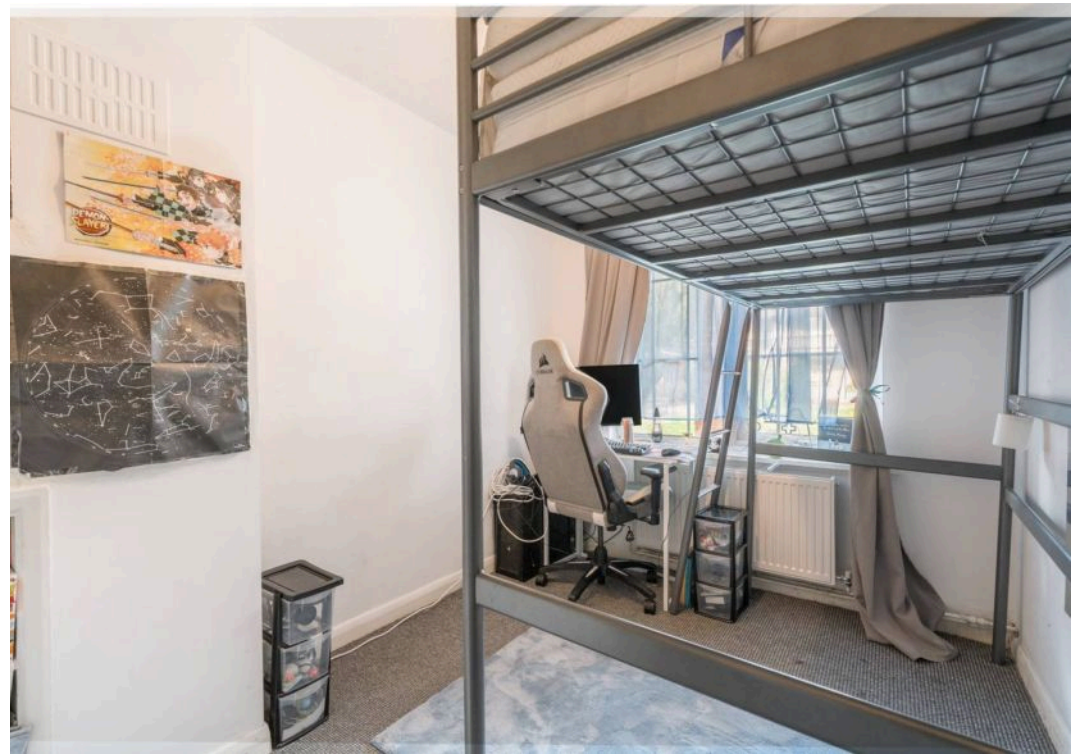
Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



GROUND FLOOR









## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)