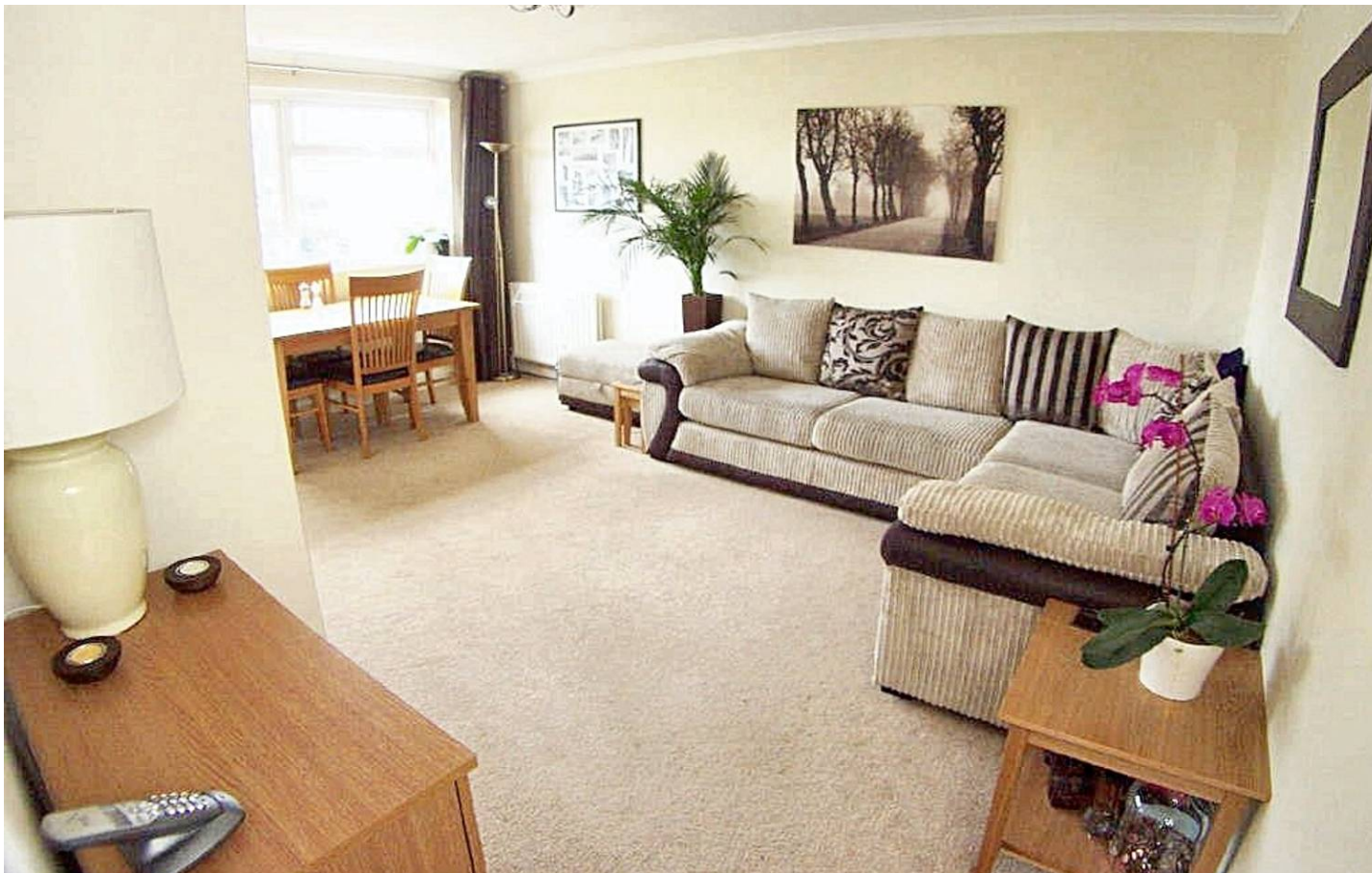




Cyclamen Way, Epsom

Guide Price £335,000



Cyclamen Way

Epsom

Charming first floor 2-bed maisonette in sought-after cul-de-sac with private garden & NO CHAIN. Spacious reception, well-equipped kitchen, 2 double beds, garage in block. Call now to view!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- First Floor Maisonette
- Popular Location
- Private Garden
- Spacious Reception
- Well Appointed Kitchen
- Two Double Bedrooms
- Garage In Block
- Short Drive To Mainline Stations
- Close To Local Shops, Schools & Amenities



Tucked away in a sought-after cul-de-sac location, this charming two-bedroom maisonette offers an excellent opportunity for anyone seeking a comfortable and well-connected home. With the added benefit of **no onward chain**, this first-floor property provides a peaceful haven complete with a private **garden**— perfect for relaxing or enjoying the outdoors.

Inside, you're greeted by a spacious reception room, ideal for both entertaining and unwinding at the end of the day. The well-equipped kitchen offers a practical space for cooking enthusiasts, while two generously sized double bedrooms provide calm and inviting retreats. A bright bathroom completes the layout. The property also comes with a garage in a nearby block, offering secure parking or additional storage.

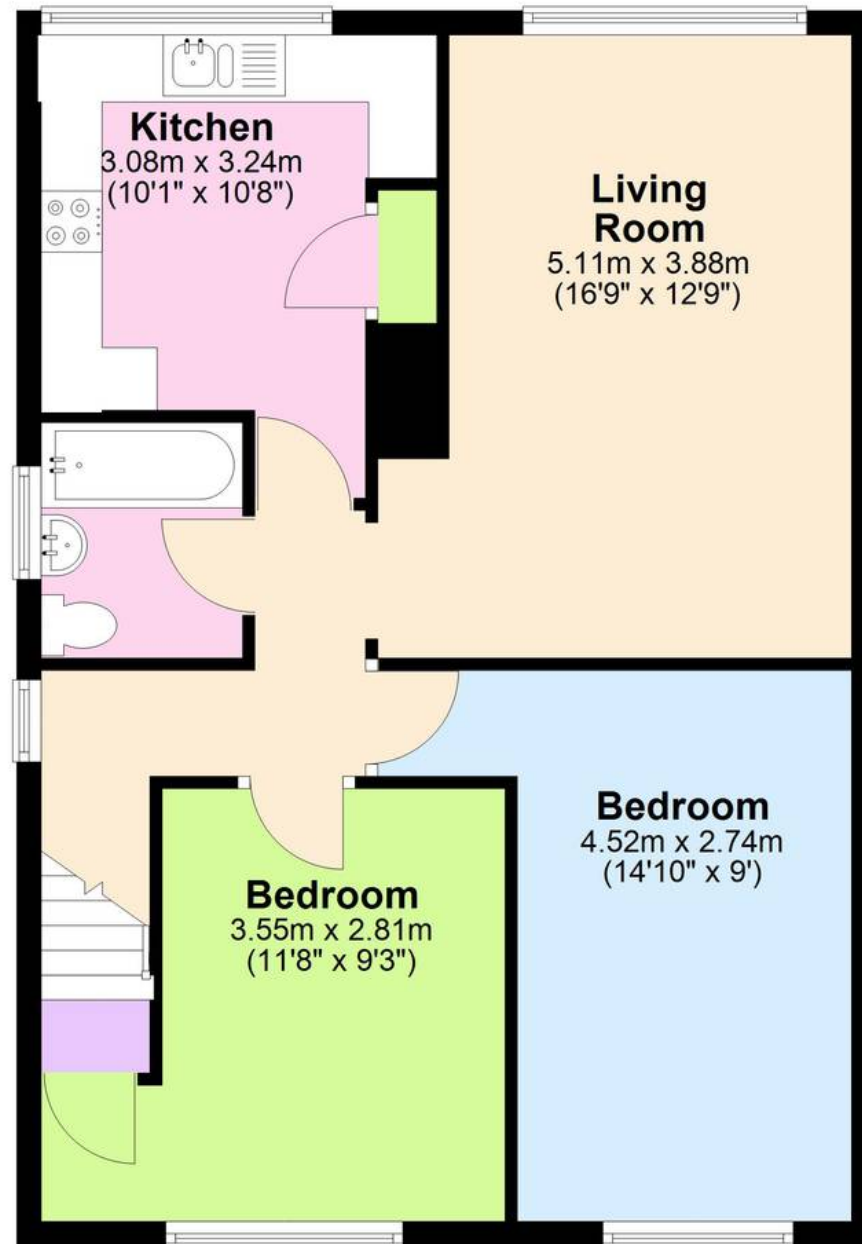
Conveniently located just a short drive from mainline stations, and on the 418 bus route, this home is perfect for commuters. Its close proximity to local shops, schools, and everyday amenities adds to the appeal of this delightful property.

Don't miss out – call today to arrange your viewing!

Pursuant to the Estate Agents Act 1979 we must point out that the Leasehold title is owned by a member of staff of Cairds estate agents. This declaration is made in good faith with transparency under the above act.

Top Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	1	1
England, Scotland & Wales EU Directive 2002/91/EC 		



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