



Lintons Lane, Epsom

Guide Price **£475,000**



Lintons Lane

Epsom

Delightful 2-bed semi-detached Grade II listed home with no onward chain. Sitting room, dining area, modern kitchen, study, 2 double bedrooms, first floor bathroom. Generous rear garden, off-street parking. Short walk to Epsom town centre. Viewing highly recommended!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Timber Clad Character Semi
- Grade II Listed
- Two Receptions
- Modern Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Generous Garden
- Off Street Parking
- Short Walk To Town Centre & Station

Introducing this delightful two-bedroom semi-detached home, offered with no onward chain and full of charm thanks to its timber-clad exterior. As a Grade II listed property, it provides a characterful and cosy retreat for its next owners.

Upon entering, you're greeted by a welcoming sitting room and a raised dining area, while the modern kitchen is ideal for those who love to cook. A separate reception room/study provides valuable additional living space. Upstairs, you'll find two double bedrooms and a beautifully finished bathroom.

Outside, the generous rear garden offers an inviting space for relaxation and outdoor entertaining. Whilst an off-street parking space for one vehicle provides added convenience for the homeowner.

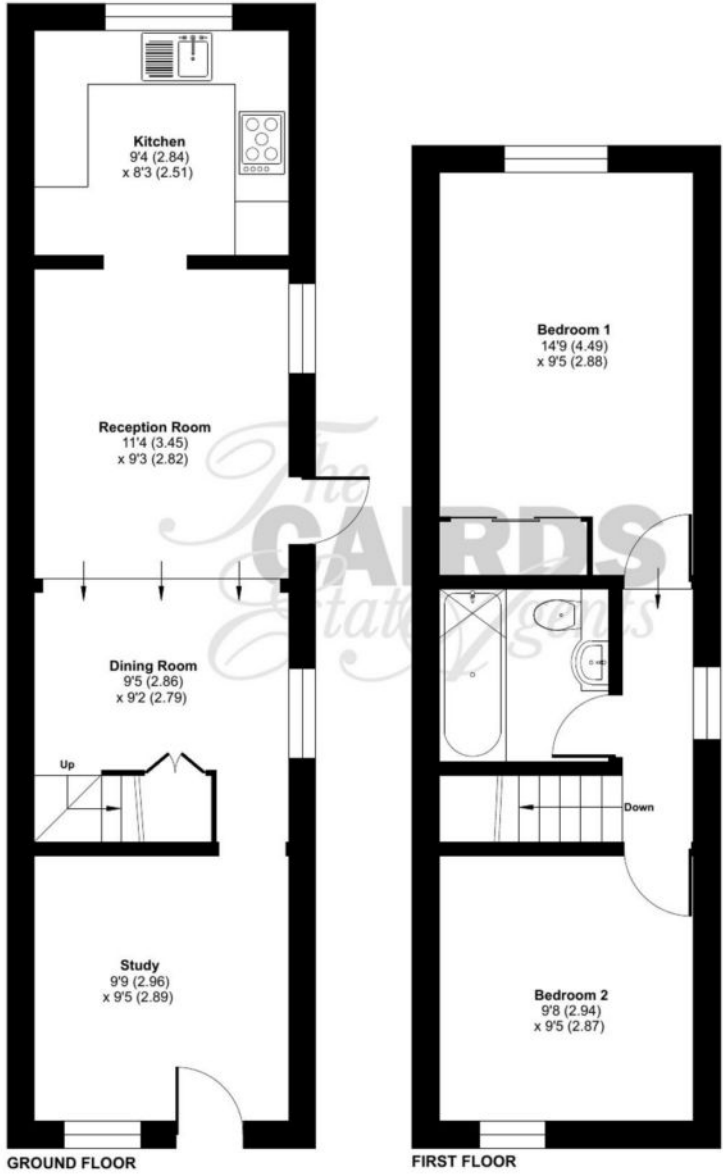
Perfectly positioned just a short walk from Epsom's lively town centre and the mainline station, this home superbly combines period charm with everyday convenience.

Do not miss out – call today to arrange your viewing!

Lintons Lane, Epsom, KT17

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale







Cairds The Estate Agents

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

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk