



Court Farm Gardens, Manor Green Road, Epsom

Guide Price £300,000



## Court Farm Gardens, Manor Green Road

Epsom

Impressive two-bedroom ground-floor flat in popular Chase Estate area. Private garden and personal entrance, modern kitchen & bathroom. Ideally located near town centre and station. Perfect for commuters or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Ground Floor
- Popular Chase Estate Area
- Private Garden & Large Communal Garden
- Modern Kitchen
- Generous Living Room
- Two Double Bedrooms
- Contemporary Bathroom
- Parquet Floors
- Personal Access
- Close To Town Centre & Station

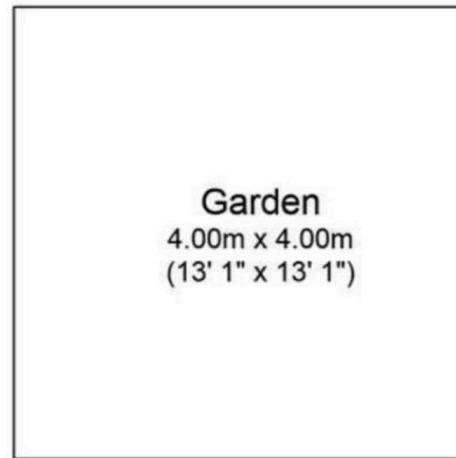
Set within the highly sought-after Chase Estate, this impressive two-bedroom ground-floor flat, benefiting from its own private garden, offers an exceptional opportunity to secure a conveniently located and well-presented home.

Enjoying the advantage of its own private entrance, the property provides a welcoming sense of privacy and ease of access. Inside, a spacious living room makes an immediate impression, featuring an attractive fireplace and elegant parquet flooring that adds warmth, character, and timeless appeal. The modern kitchen is well equipped with ample storage, perfectly suited to everyday cooking and practical living.

Two well-proportioned bedrooms offer flexible accommodation to suit a range of lifestyles, whether used as comfortable bedrooms, a home office, or guest space. The contemporary bathroom is finished to a high standard, complete with quality fixtures and a sleek design that creates a calm and relaxing environment.

Ideally positioned within easy reach of the town centre and mainline station, the property is perfectly placed for commuters while also allowing easy access to a wide range of shops, cafés, and dining options.

An ideal purchase for first-time buyers, downsizers, or investors, and successfully combines modern living with classic charm in a prime and accessible location. Early viewing is strongly recommended to fully appreciate the quality, garden space, and overall appeal of this superb ground-floor flat.



### Ground Floor

Floor area 45.8 sq.m. (493 sq.ft.) approx (excluding garden)





## Cairds The Estate Agents

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