



Curtis Road  
Epsom

In Excess of £300,000



## Curtis Road

Epsom

- Split-level two double bedroom maisonette
- Over 800sqft
- Communal garden
- Close proximity to transport links, well-regarded schools and amenities
- Perfect for a buyer wanting to put their own stamp on a property
- Bright and spacious throughout
- Ample storage space and loft access
- Secluded end-of-block location
- Easy access to Hogsmill Riverside Open Space

This impressive first/second floor split-level maisonette offers over 800 square feet of well-proportioned living space, presenting an ideal opportunity for those seeking a spacious and versatile home in a highly convenient location. Being located at the end of the block, you will benefit from privacy allowing for a bistro table and chairs on the balcony. The property features two generous double bedrooms, each benefitting from ample natural light and excellent storage options, making it perfect for a range of buyers including professionals, couples, or small families. The bright and airy atmosphere is evident throughout, with large windows and a thoughtful layout that enhances the sense of space.



The main living area provides a comfortable setting for relaxation or entertaining, while the separate kitchen is well-sized and offers plenty of potential for modernisation, allowing any buyer the chance to truly make the space their own. Additional storage can be found throughout the apartment, ensuring practicality without compromising on style or comfort. The maisonette is situated within close proximity to a variety of transport links, providing swift access to central London and surrounding areas, as well as being within reach of well-regarded schools and a range of local amenities (including shops, cafes, and leisure facilities). There is also the potential to rent a garage. This property presents an excellent canvas for those wishing to put their own stamp on a home, with scope for personalisation and improvement throughout. Whether you are a first-time buyer, an investor, or someone looking to upsize, this bright and spacious apartment offers a rare combination of size, location, and potential, making it a must-see for anyone looking for a new home in the area. Early viewing is highly recommended to fully appreciate the space and opportunity on offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

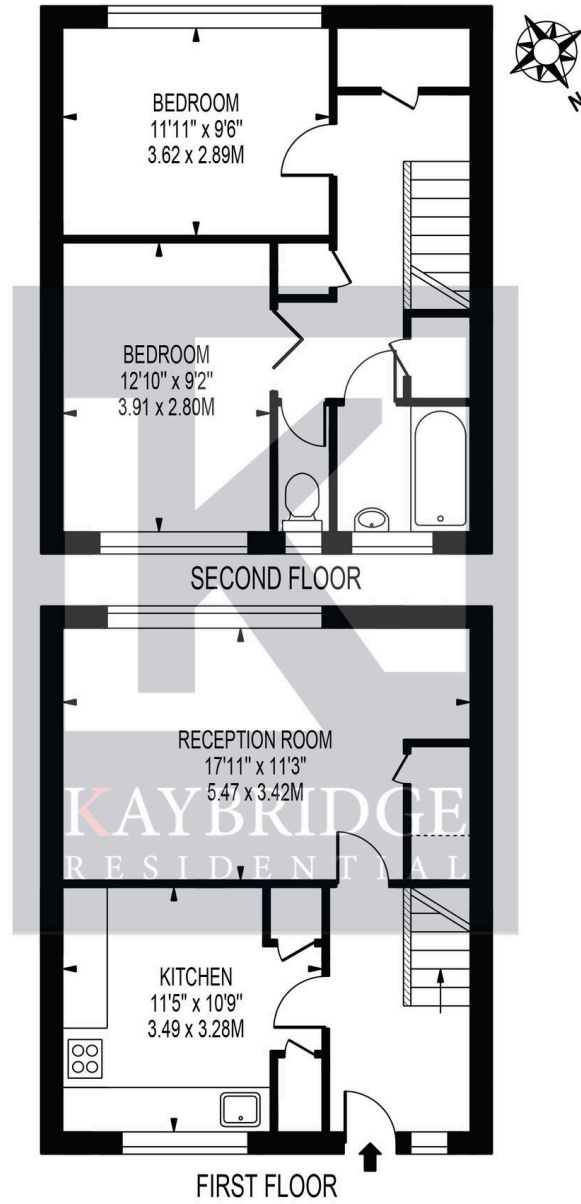
EPC Environmental Impact Rating: C





# CURTIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



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