



The **PERSONAL** Agent

19 Welbeck Close, Epsom
£325,000

Epsom

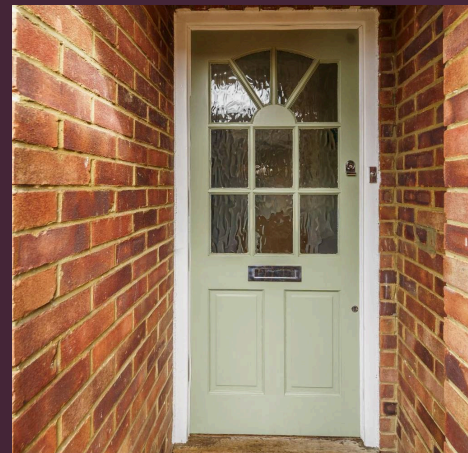
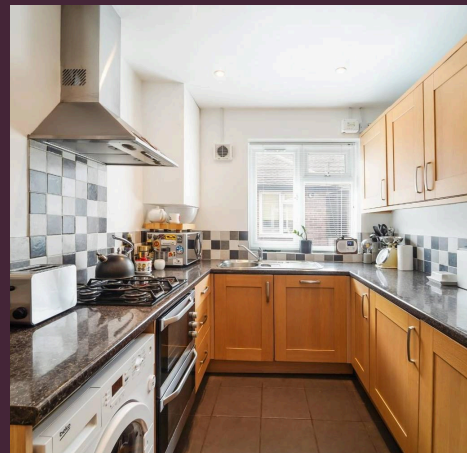
- Two Well Proportioned Bedrooms
- Double Glazing and Gas Central Heating
- Beautifully Presented First Floor Maisonette
- Private Covered Front Entrance
- Spacious Lounge/Dining Rom
- Fully Fitted Kitchen
- 128 Year Lease and No Onward Chain.
- Private Fully Enclosed Garden
- Bathroom
- Entrance Lobby

A beautifully presented two bedroom, first floor purpose built maisonette, ideally located within a small close, just a short distance from Ewell Village and Stoneleigh Broadway. Offered to the market with a 128 year lease and No Onward Chain .

Homes of this style are renowned for their exceptional proportions, often exceeding the size of many modern alternatives, making them an ideal choice for buyers seeking to bridge the gap between an apartment and a traditional house.

Whether you are searching for your first home, looking to downsize, or seeking a strong rental investment, this versatile and well-presented maisonette truly ticks all the boxes.

Conveniently positioned close to local amenities, shops, and excellent transport links, the property combines comfortable living with a highly desirable and well connected location.





Description

The accommodation comprises a covered private entrance leading into a welcoming entrance lobby. This provides access to a generously sized lounge/dining room, which features a convenient opening through to a modern, fully fitted kitchen, creating an ideal space for both everyday living and entertaining. The bedrooms are both well proportioned, offering comfortable and versatile living space, while the bathroom has been tastefully fitted with a matching suite, providing a relaxing environment for rest and rejuvenation. Externally, the property benefits from a private, fully enclosed garden, complete with a paved seating area and a useful storage shed. perfect for bikes and garden furniture. This attractive home further benefits from a long lease and is offered to the market with no onward chain, making it a superb opportunity for a wide range of buyers.



Ewell Village offers a variety of shops, restaurants, cafés and pubs. The Bourne Hall hosts a public library, subterranean theatre, gymnasium, café, and local museum. It regularly holds gatherings such as fayres. In the heart of the village lies the Hogsmill river leading up to the nature reserve. There are a range of popular local schools within catchment including the Ofsted Outstanding Glyn and of course both Ewell East and West stations with their connections to Waterloo and London Bridge. Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side. Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

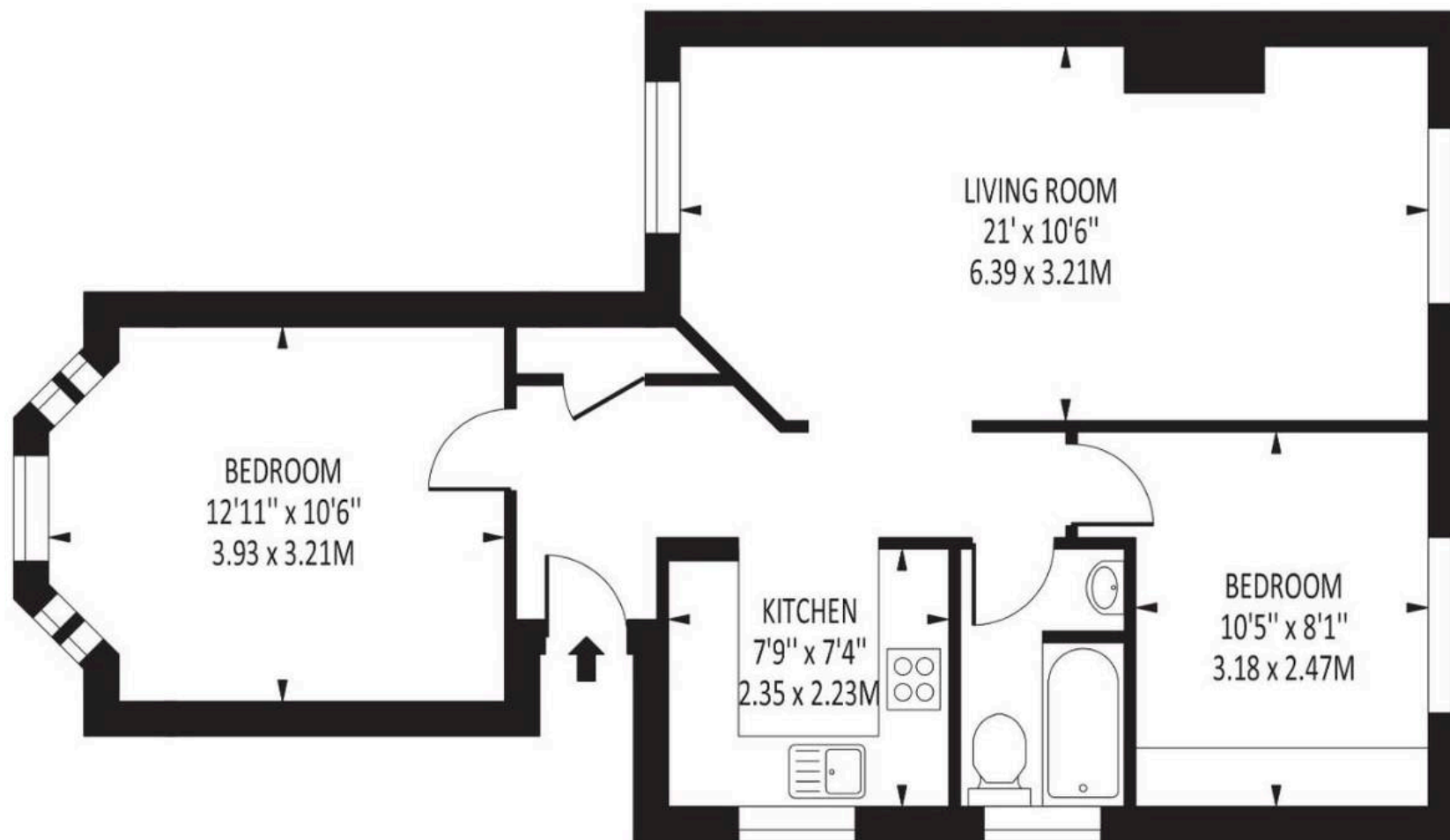
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Ltd

62 Stoneleigh Broadway, Epsom - KT17 2HS

02083939411 • Stoneleigh@thepersonalagent.co.uk • thepersonalagent.co.uk/