



**patrick  
gardner**  
RESIDENTIAL

5 Cypress Close, Epsom, Surrey, KT19 8FP

Price Guide £399,999



- WALKING TO ZONE 6 STATION
- KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE WITH DOORS TO GARDEN
- NO ONWARD CHAIN
- ALLOCATED PARKING
- STYLISH GROUND FLOOR MAISONETTE
- PRINCIPAL BEDROOM WITH EN SUITE
- FAMILY BATHROOM SUITE
- PRIVATE REAR GARDEN
- UNDERFLOOR HEATING

## Description

A block paved driveway leads to the storm porch, front door, and entrance hallway with handy storage cupboard. A bright and spacious dual aspect lounge/dining room with stylish flooring benefits from French doors to the patio and garden. This room provides ample space for both living and dining furniture. A sociable modern open plan fitted kitchen offers a range of wall and base units with space for washing machine and complementary worktops over.

The principal bedroom benefits from fitted storage and is complemented by its own en-suite with shower room. A second bedroom is served by a family bathroom.

Outside. This maisonette features its own private garden mainly laid to lawn with a scattering of mature shrubs a patio, ideal for al fresco dining, a useful shed and is enclosed by timber fencing.



## Situation

The property is located 1.4 m to Epsom Town Centre and train station, it is also within walking distance of Ewell West Rail (zone 6).

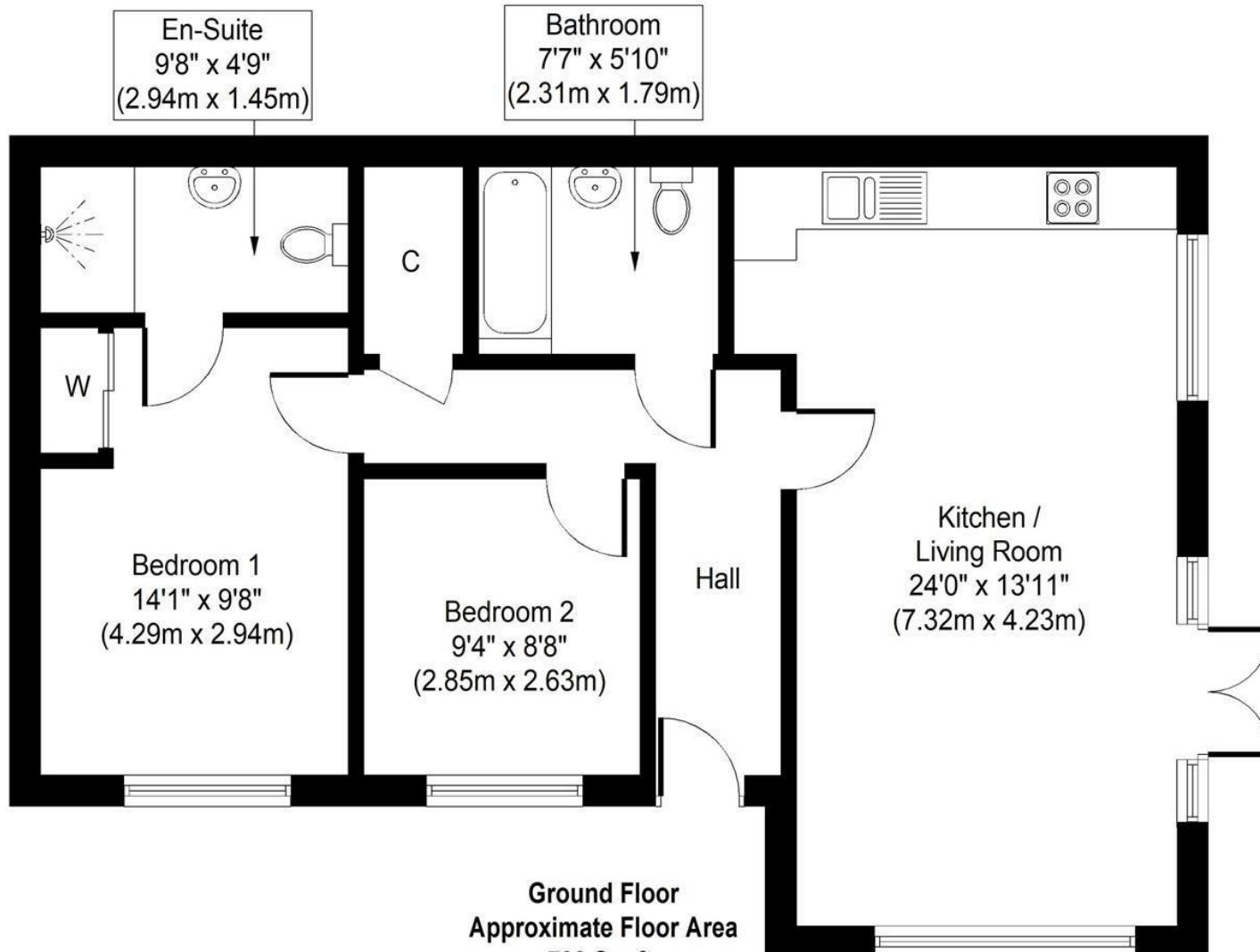
The property is located within close proximity of a range of desirable schools including: Danetree, Epsom & Ewell High, Blenheim, Ewell Grove, and Glyn to name but a few.

The maisonette is close to bus routes for access to Kingston, Cheam and Sutton. In addition to a comprehensive shopping centre, Epsom offers a wide variety of restaurants, cafes, bars, multiplex cinema, and a wide choice of recreational pursuits including gyms and sports clubs. Horton Golf Club and David Lloyd Leisure facilities are conveniently nearby.

There are many acres of green belt countryside within easy access including the famous Epsom Downs, Ewell Court gardens and lake and the Hogsmill River open space, all of which give the area a pleasant rural feel.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	125 Years from 01/01/2011
<b>Service Charge</b>	£234.49 paid every 6 months (01/03/26-31/08/26)
<b>Ground Rent</b>	£625.92 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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66 Tudor House, Ashtead, Surrey, KT21 1AW  
Tel: 01372 271880 Email: [ashtead@patrickgardner.com](mailto:ashtead@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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