



The Greenway, Epsom

The PERSONAL Agent

Offers In Excess Of £365,000 Leasehold

- Two double bedrooms
- Spacious & bright
- Ground floor maisonette
- Stylish & contemporary
- Private rear garden and front garden
- Two off street parking spaces
- Lounge/diner with feature fireplace
- Modern integrated kitchen
- Luxury bathroom
- Periphery of Epsom Common

Located on the periphery of Epsom Common within the popular Wells Estate, this very well presented ground floor maisonette has been the subject of many quality upgrades, and benefits further from two double bedrooms, an Easterly facing private garden and two off street parking spaces.

The property benefits from a stylish and contemporary feel throughout with genuinely larger than average rooms and an abundance of storage. It is perfect as a first time purchase or perhaps a bolt-hole for those wanting to downsize but not downgrade.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station.

With its own front door, the amazing feel and genuine amount of natural light in this property is immediately evident. The living/dining room measures 14ft x 11ft and comfortably homes the two defined areas of the lounge and dining areas along with a centre piece wood burner.



The modern contemporary kitchen has been cleverly fitted to make the very most of the available space along with stylish fixtures and the bathroom has a real luxury feel. Further noteworthy points to mention include an Easterly facing rear garden, front garden and two parking spaces.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a

youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure - Leasehold

Length of lease (years remaining) - 90

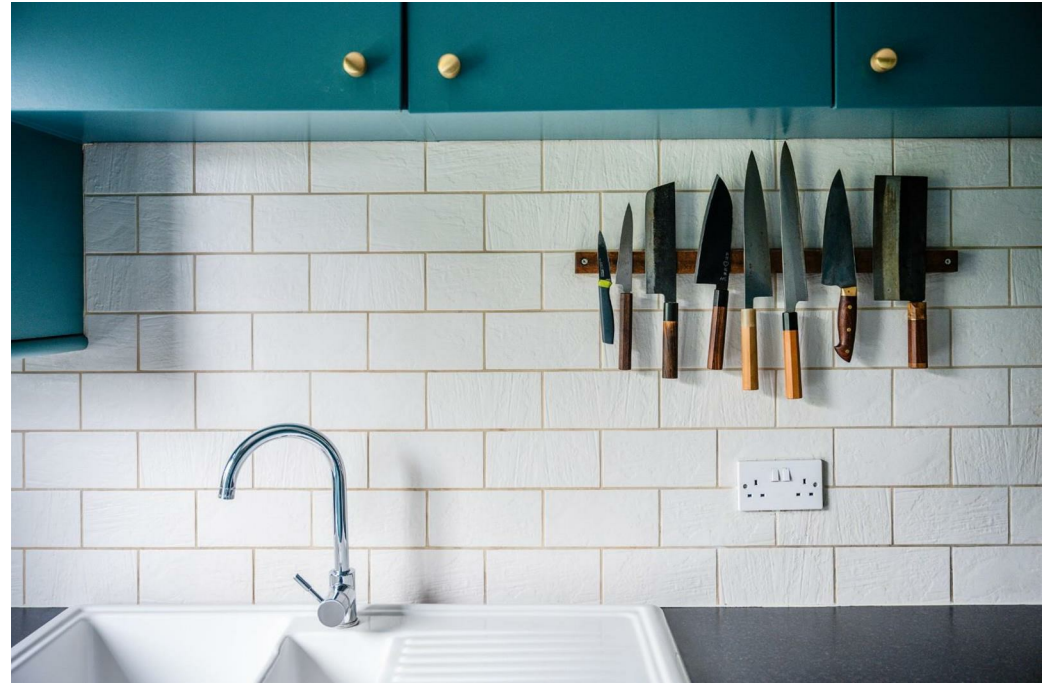
Annual ground rent amount (£) - N/A

Annual service charge amount (£) - N/A

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

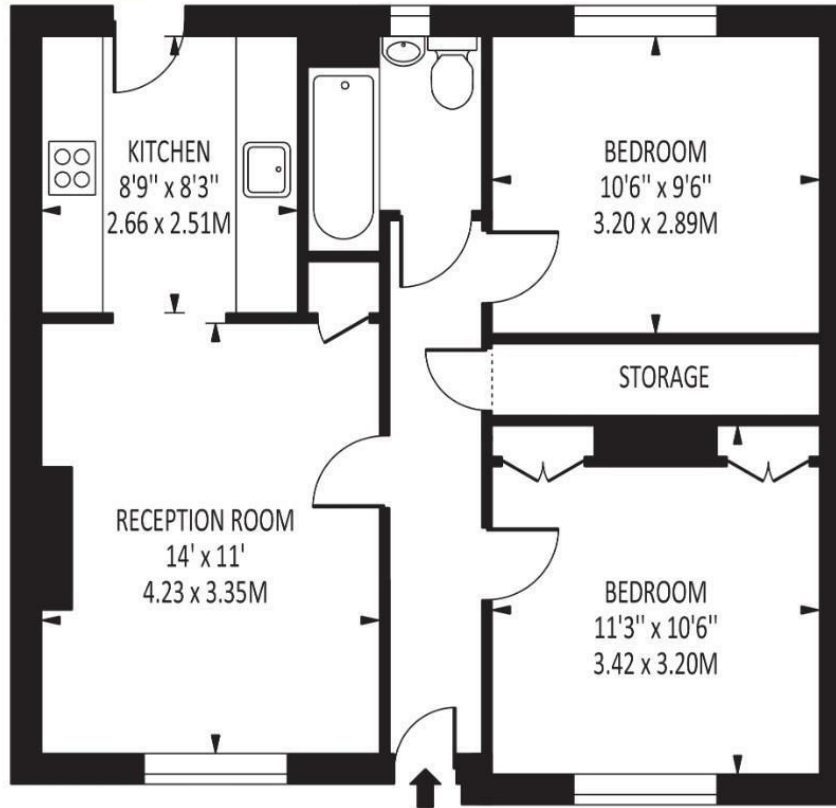






Melton Flats

Total Area: 580 SQ FT • 53.84 SQ M
 (Including Restricted Height Area)
 Restricted Height Area : 24 SQ FT • 2.24 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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The **PERSONAL** Agent

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