



Gryphon House, Eastman Way, Epsom

E

Guide Price £415,000



Gryphon House, Eastman Way

Epsom

NO ONWARD CHAIN - Well-presented two-bedroom ground floor apartment in Livingstone Park. Spacious living, modern kitchen/diner, en-suite, allocated parking and fabulous communal gardens. Close to local shops, Epsom town, station and schools.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: G

- No Onward Chain
- Ground Floor Apartment
- Popular Livingstone Park
- Generous Reception
- Contemporary Kitchen/Diner
- Principal Bedroom With En-Suite
- Modern Family Bathroom
- Allocated Parking Space Plus Ample Visitor Parking
- Well Maintained Communal Grounds
- Easy Reach Of Town Centre & Station



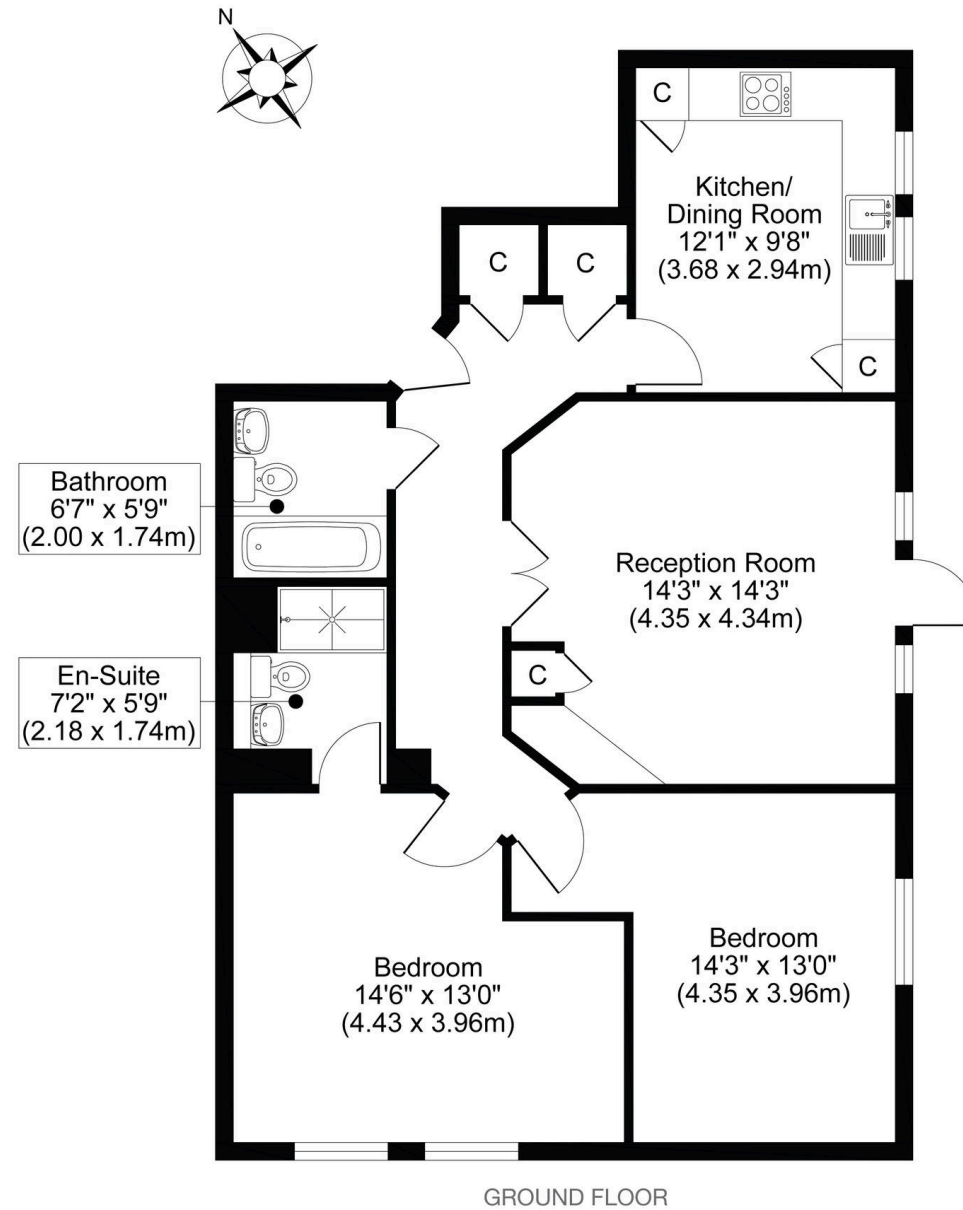
Situated within the highly sought-after Livingstone Park development, this well-presented two-bedroom ground floor apartment offers a superb opportunity for both first-time buyers and investors, with the added benefit of no onward chain.

The property features a spacious and inviting reception room, which provides direct access to the beautifully maintained communal gardens, creating a seamless connection between indoor and outdoor living. The contemporary kitchen and dining area is thoughtfully designed, offering ample storage and workspace, making it ideal for both everyday meals and entertaining guests. The principal bedroom is generously proportioned and benefits from a modern en-suite shower room, while the second double bedroom is perfect for guests, children or a home office. A stylish family bathroom completes the accommodation, providing both comfort and convenience. The property also benefits from high-quality Amtico flooring and fitted furniture, providing both a stylish finish and excellent additional storage.

Livingstone Park is renowned for its community atmosphere and green open spaces, residents will appreciate the peaceful setting, as well as the proximity to Epsom town centre and mainline station, which are both within easy reach. Local shops, amenities and well-regarded schools are also close by, making this an ideal location for a wide range of buyers.

This property represents a rare opportunity to secure a stylish and comfortable home in a prime position, with attractive outside space and all amenities close at hand. Early viewing is highly recommended to fully appreciate all that this exceptional apartment has to offer.

GRYPHON HOUSE, EASTMAN WAY, KT19
TOTAL APPROX FLOOR PLAN AREA 840 SQ.FT (78 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.





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