



Delaporte Close, Epsom

Guide Price **£280,000**



Delaporte Close

Epsom

Stylish first-floor maisonette with spacious reception, modern kitchen, double bedroom, sleek shower room, and parking. Close to town centre and station. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- First Floor Maisonette
- Quiet Road
- Spacious Reception
- Modern Kitchen
- Double Bedroom
- Contemporary Shower Room
- Allocated Parking
- Close To Town Centre & Station



This beautifully presented first-floor maisonette offers a fantastic opportunity for anyone looking for a stylish and conveniently situated home.

Located on a peaceful road, the property features a generous reception room, ideal for both relaxing and entertaining guests. The modern kitchen is fitted with contemporary units and provides ample storage space, perfect for home cooking enthusiasts. The spacious double bedroom offers a comfortable and inviting retreat, while the sleek shower room has been finished to a high standard, combining practicality with modern design.

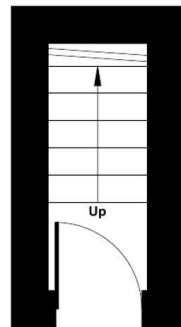
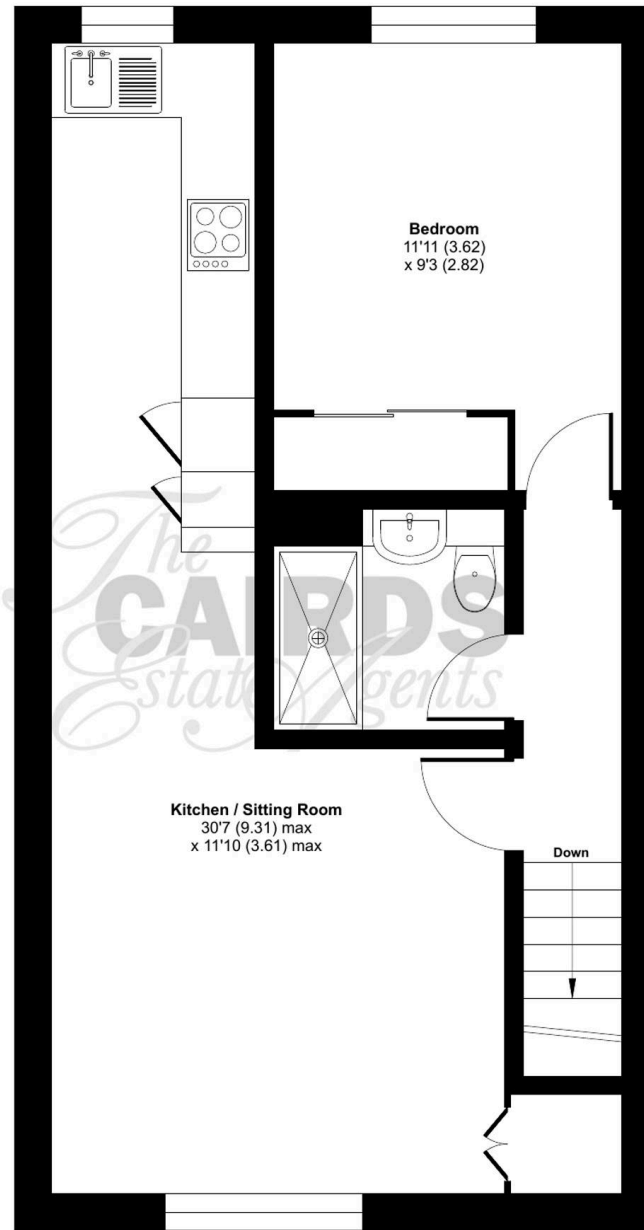
Further benefits include allocated parking, adding extra convenience for residents and visitors alike. Ideally positioned close to the town centre and mainline station, the property provides easy access to a variety of shops, restaurants, and excellent transport connections.

Combining modern living with a highly desirable location, this attractive maisonette is perfectly suited to first-time buyers, professionals, or investors. Early viewing is strongly advised.

Delaporte Close, Epsom, KT17 4AF

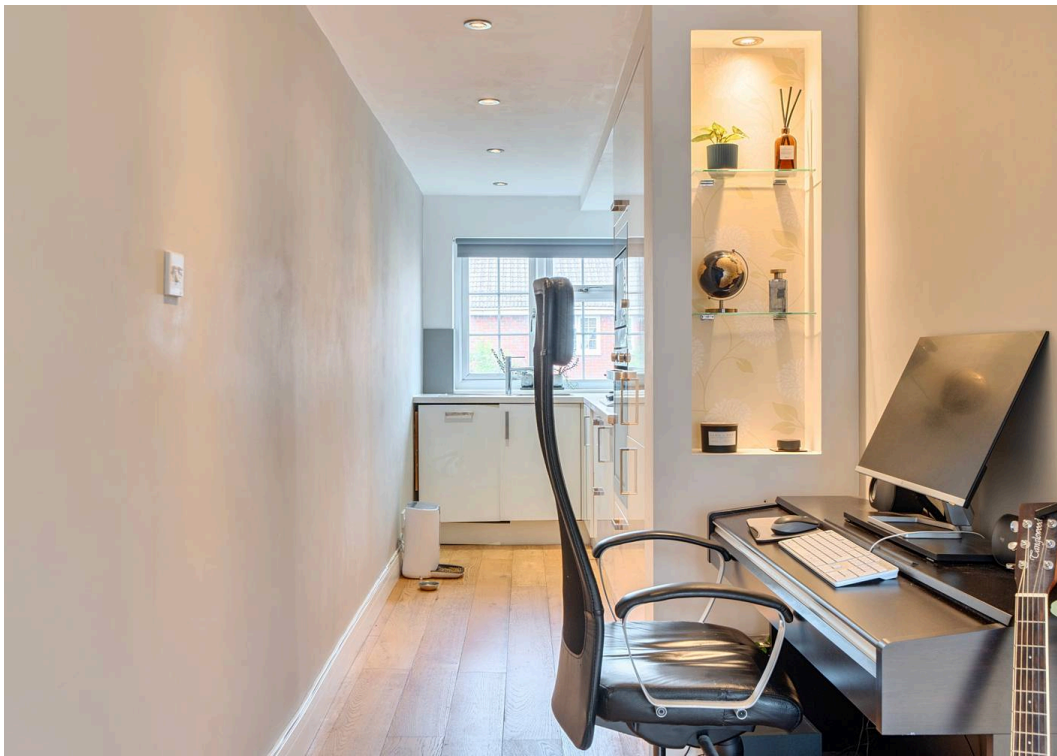
Approximate Area = 480 sq ft / 44.5 sq

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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