



Treemount Court, Grove Avenue, Epsom

Guide Price **£375,000**



Treemount Court, Grove Avenue

Epsom

Stylish two bedroom split level maisonette with modern kitchen, large living room, private garage, and family bathroom. Close to transport and shops. Ideal for first time buyers or investors. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Stunning Split Level Masionette
- Two Double Bedrooms
- Family Bathroom
- Modern Open Plan Kitchen and Dining Area
- Large living Room Flooded with Natural Light
- Garage
- Wonderful Location Walking Distance to Transport and Shops
- Gas Central Heating
- Great First Time Buyer or Investor Option



Introducing this beautifully presented two bedroom split level maisonette, thoughtfully designed to offer both style and practicality in a prime location within easy walking distance of local transport links and shops.

The property features two generously sized double bedrooms, each providing ample space for rest and relaxation, complemented by a well-appointed family bathroom with contemporary fittings. The heart of the home is the modern open plan kitchen and dining area, which has been finished to a high standard and offers plenty of storage and workspace, making it ideal for both every-day living and entertaining guests.

Adjoining this space is a large living room, flooded with natural light from expansive windows, creating a bright and welcoming atmosphere throughout the day. The property benefits from gas central heating, ensuring comfort and efficiency all year round, and also includes the rare advantage of a private garage (perfect for secure parking or additional storage).

With its split level layout, this maisonette offers a unique sense of space and separation between living and sleeping areas, enhancing privacy and flexibility for a range of lifestyles. Situated in a sought after area with excellent amenities close by, this home is an outstanding choice for first time buyers looking to step onto the property ladder or for investors seeking a high quality rental opportunity.

The combination of spacious interiors, modern finishes, and an unbeatable location makes this property a must see for anyone seeking a stylish and convenient home. Early viewing is highly recommended to fully appreciate all that this exceptional maisonette has to offer.

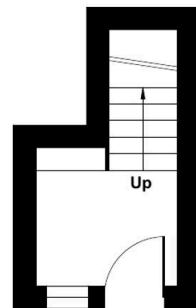
Grove Avenue, Epsom, KT17

Approximate Area = 882 sq ft / 81.9 sq m

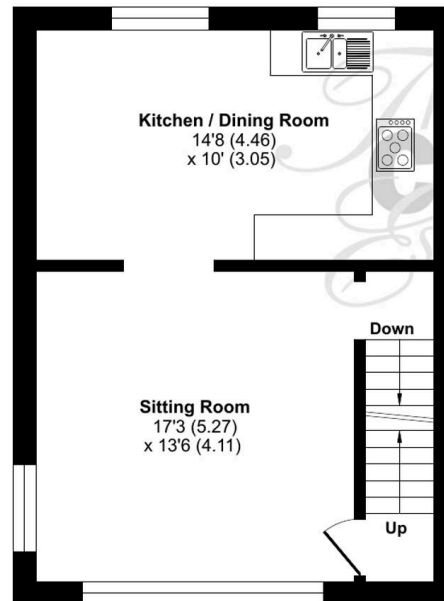
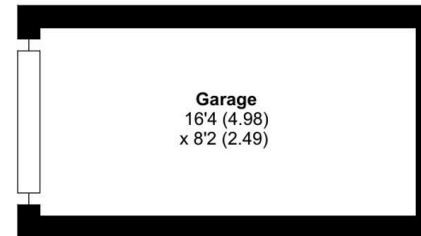
Garage = 133 sq ft / 12.3 sq m

Total = 1015 sq ft / 94.2 sq m

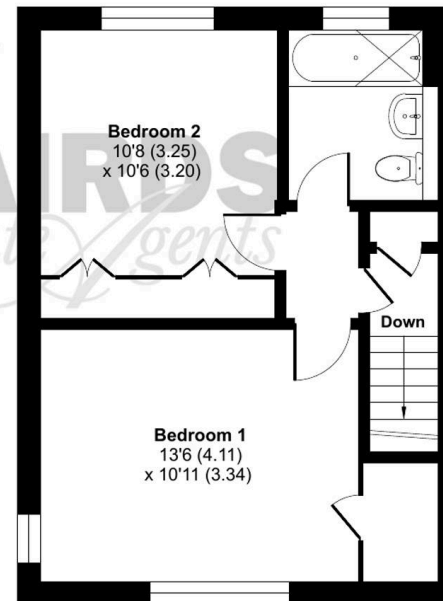
For identification only - Not to scale



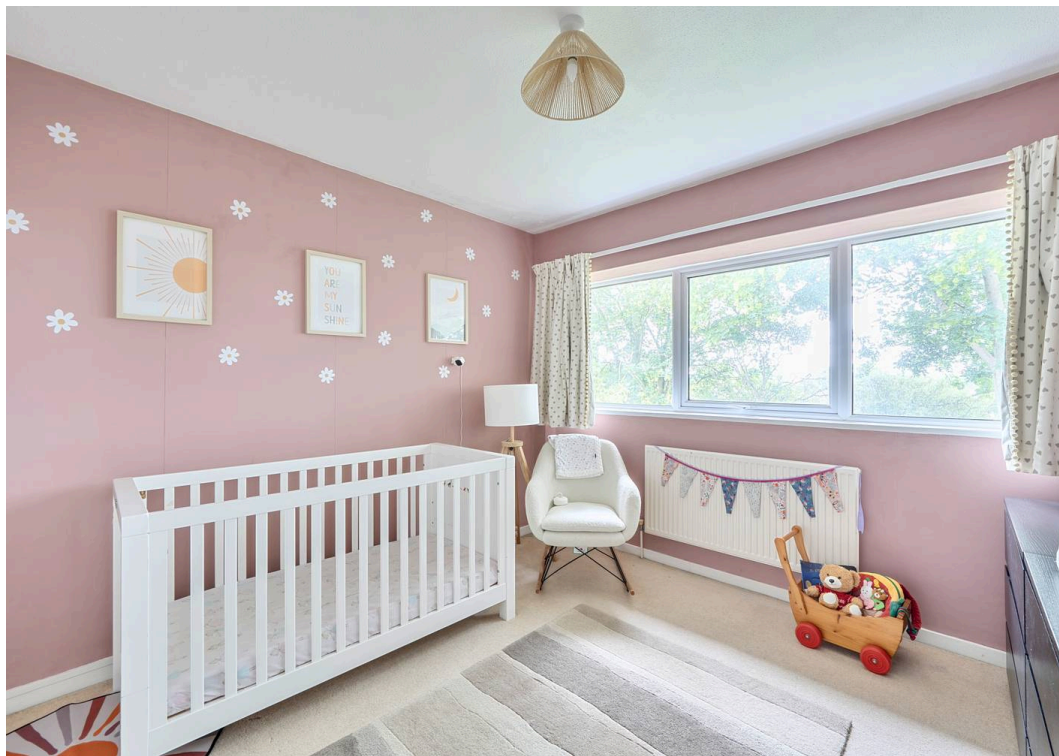
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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