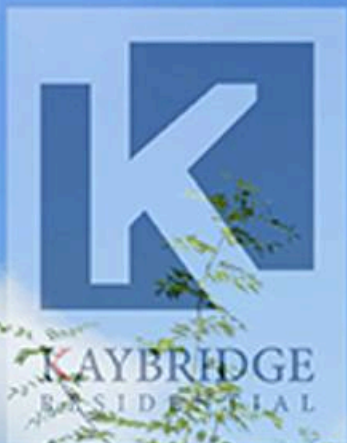




Anne Boleyn Court, London Road
Epsom

Offers Over £450,000

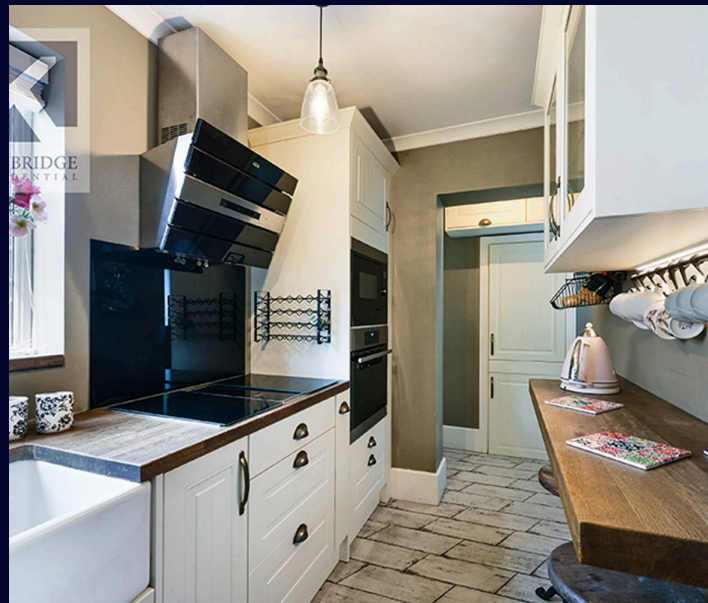
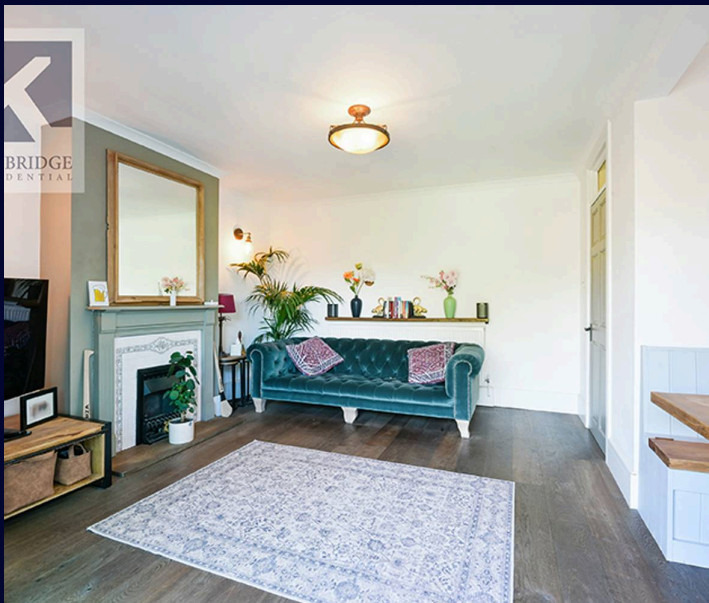


Anne Boleyn Court, London Road

Epsom

- Ground floor maisonette
- Two double bedrooms
- Immaculately presented throughout
- Ample storage space
- 762sqft
- 115ft secluded private garden
- Outhouse/office/games room
- Off-Street Parking
- Close proximity to well-regarded schools and mainline station

This immaculately presented two bedroom ground floor maisonette offers a superb blend of contemporary living and practical design, making it an excellent choice for both first-time buyers and those seeking a comfortable downsize. Spanning an impressive 762 square feet, the property boasts a spacious layout that includes two generously sized double bedrooms, each providing ample space for furnishings and storage. The inviting living area is thoughtfully arranged to maximise both relaxation and entertaining potential, complemented by a modern, well-appointed kitchen that features quality fittings and integrated appliances. Throughout the home, attention to detail is evident, with tasteful décor and high-quality finishes creating a welcoming atmosphere. Ample storage solutions are incorporated throughout, ensuring a clutter-free environment and enhancing the overall sense of space.



The property further benefits from a 115ft secluded garden and a versatile outhouse, which is ideal for use as a home office, games room or additional storage, offering flexibility to suit a variety of lifestyle needs.

Off-street parking adds to the convenience, providing a secure and easily accessible space for your vehicle.

Located in a desirable residential area, the maisonette is within close proximity to well-regarded schools, making it an attractive option for families, while excellent transport links, including a nearby mainline station, ensure swift and easy access to London and surrounding areas for commuters.

This is a rare opportunity to acquire a stylish and well-maintained home that combines comfort, functionality and a prime location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

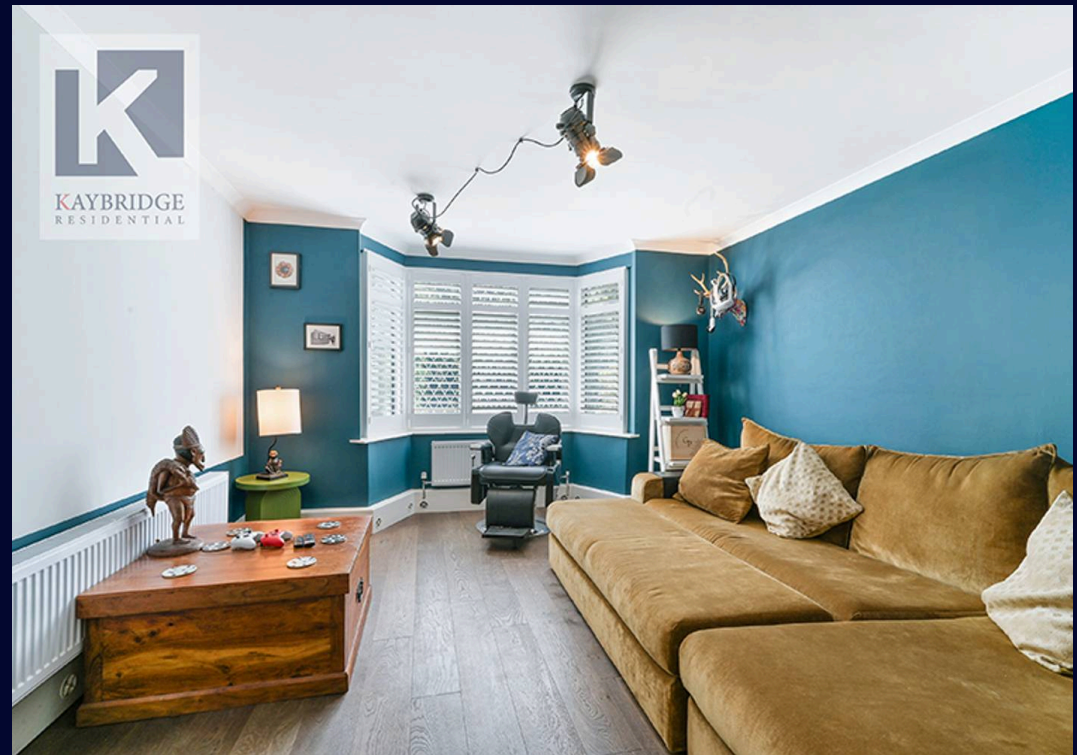
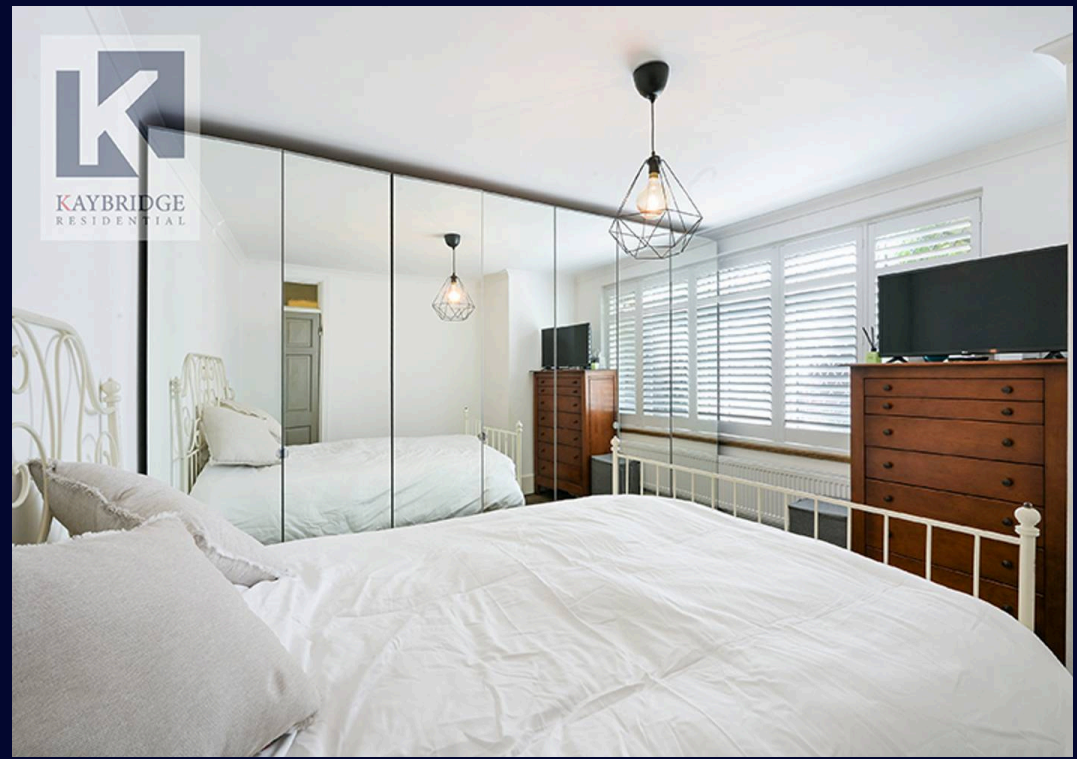
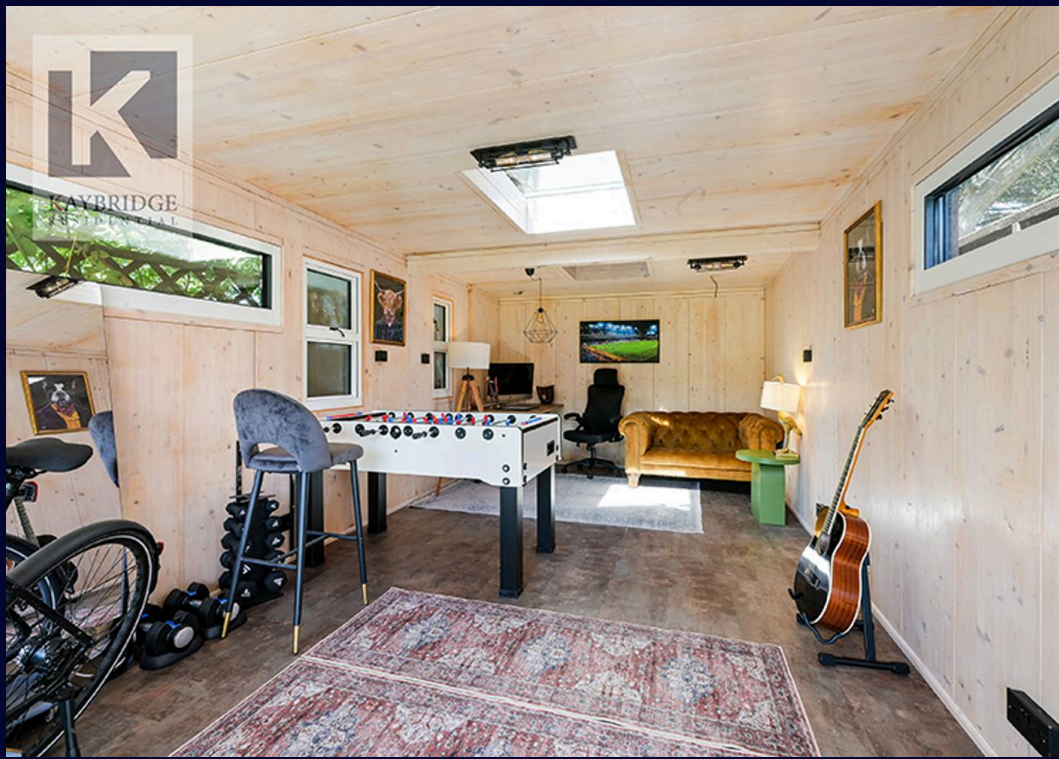
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

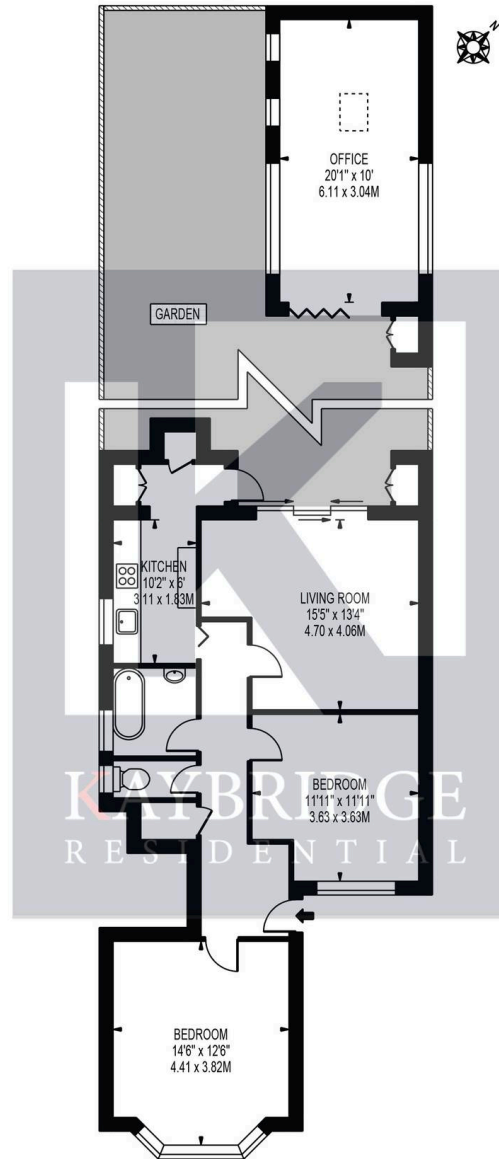




ANNE BOLEYN COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 762 SQ FT - 70.83 SQ M
(EXCLUDING OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 200 SQ FT - 18.57 SQ M



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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