



The **PERSONAL** Agent

Upper High Street, Epsom

Guide Price £425,000

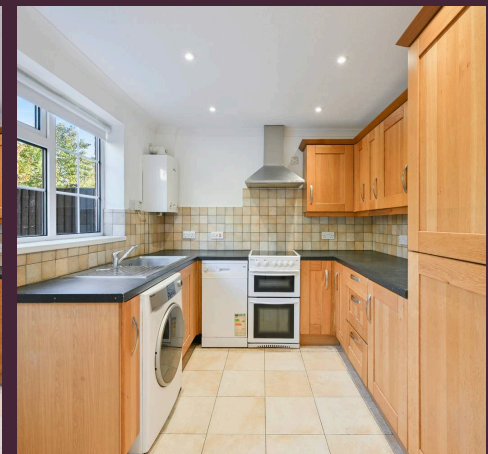
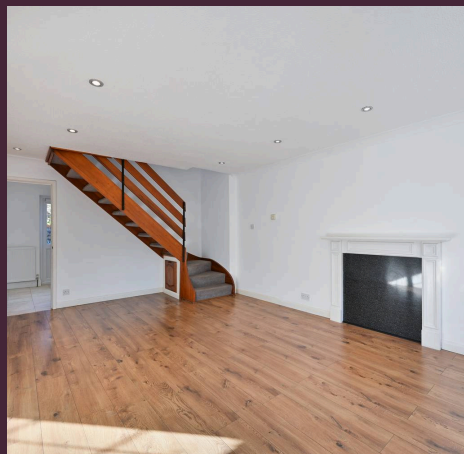
Upper High Street

Epsom

- No onward chain
- Newly decorated end of terrace home
- Two double bedrooms and bright interiors
- Modern kitchen
- 19ft living/dining room
- Upstairs bathroom suite
- Private rear garden
- Garage in block to the rear
- Further allocated parking bay
- Approximately a 9 minute walk to station

A fantastic opportunity to acquire this redecorated two double bedroom end of terrace home, ideally positioned within a highly practical location just a short walk from Epsom town centre and its mainline railway station.

Coming to market with no onward chain this property is a bright, modern and stylish home that is ready to move straight into.





Description

The result is a home that now offers well balanced accommodation with a light and welcoming feel throughout.

The ground floor provides a spacious lounge/diner, complemented by a well appointed kitchen with direct access to the rear garden, making it ideal for everyday living and entertaining.

Upstairs, there are two well proportioned double bedrooms alongside a modern bathroom suite, completing the internal accommodation.

Externally, the property benefits from a private, level and low maintenance rear garden and rear access, as well as a garage in a nearby block, adding valuable storage and practicality and an allocated parking bay.



Its location is one of the property's key strengths, being within approximately 0.2 miles of Epsom High Street and around a 9-minute walk to the station, making it perfect for commuters and buyers seeking a practical life.

The town centre offers an excellent selection of shops, cafés, restaurants and leisure facilities including the Ashley Centre, Epsom Playhouse, Rainbow Leisure Centre and David Lloyd. Excellent transport links provide direct access into London, while the M25 (Junction 9) is a short drive away, offering easy access to Heathrow and Gatwick airports.

Epsom is a highly regarded commuter town with a strong mix of state and independent schools, as well as nearby green open spaces including Epsom Downs, home of The Derby.

Offered to the market with the potential of no ongoing chain, this superb home is ideal for first time buyers, investors or those looking to downsize without compromising on location or convenience.

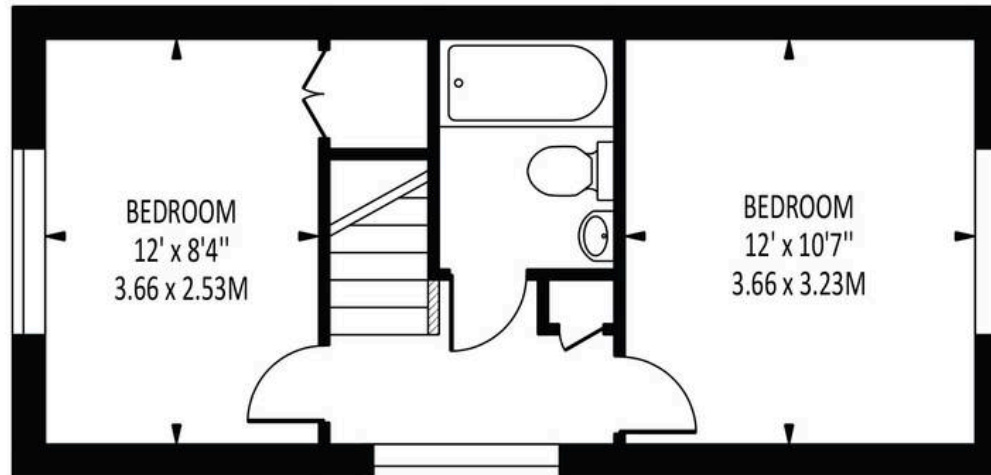
Council Tax band: D

Tenure: Freehold

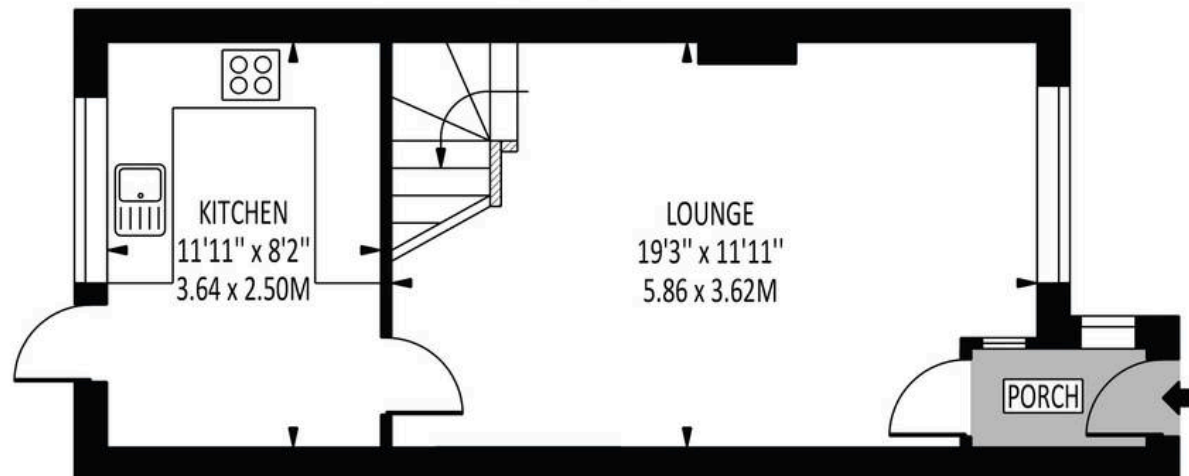
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





FIRST FLOOR



GROUND FLOOR

Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Epsom

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