# Briavels Court Downs Hill Road, Epsom

V&H HOMES

# Briavels Court Downs Hill Road

## Epsom

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Double Bedrooms
- Newly Fitted Kitchen/Breakfast Room
- Parquet Flooring in Lounge and Hallway
- Double Glazing
- Garage En Bloc
- Well Maintained Communal Gardens
- Walking Distance to Station, Shops, Schools & Parks
- Approximately 950 Years Remaining on Lease

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V&H Homes are pleased to present this spacious two-bedroom first floor flat in the sought-after Briavels Court development. This charming first floor flat offers a perfect blend of comfort and convenience, surrounded by beautifully landscaped communal gardens. The property also benefits from a private garage.

The flat has a spacious lounge with ample natural light and beautiful parquet flooring, ideal for relaxation and entertaining, and a modern fitted kitchen with space for dining. There are two generously sized bedrooms, both offering excellent storage solutions, and a well-appointed bathroom. The property also benefits from fully double-glazed windows.

Briavels Court is located a 15-minute walk from Epsom Town Centre, home to a vibrant mix of restaurants, shops, two cinemas, and a theatre. Epsom railway station provides direct services to London Waterloo, Victoria and London Bridge, making commuting effortless. There are excellent road links with Junction 9 of the M25 nearby, offering easy access to Heathrow and Gatwick airports.

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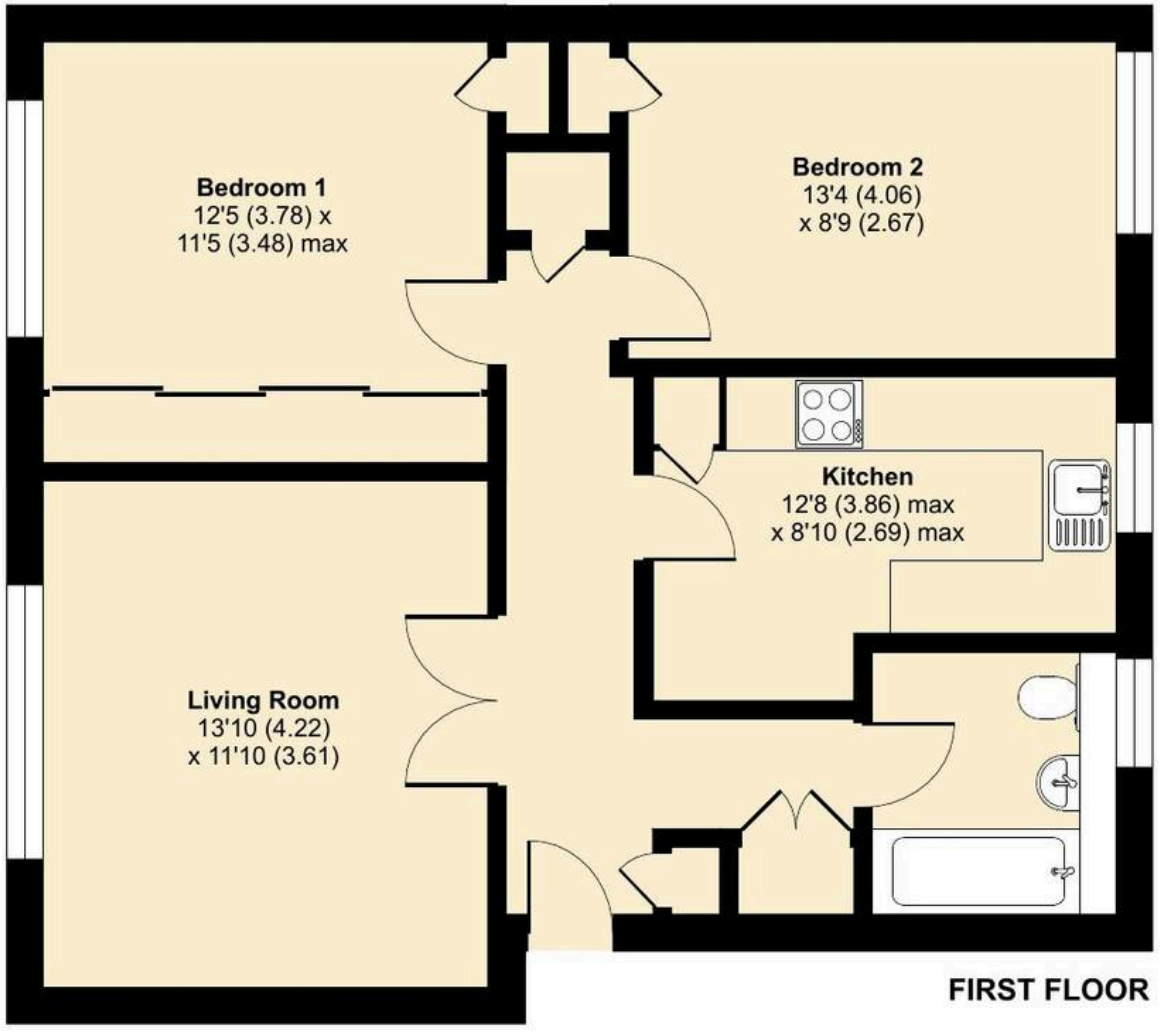
# Downs Hill Road, Epsom, KT18

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for V&H Homes. REF: 1529902