



The **PERSONAL** Agent

35 Vernon Close, Epsom
£375,000

Epsom

- Modern Bathroom
- Large Private South West Facing Garden
- Close Proximity To Local Amenities And Green Spaces
- Two Double Bedrooms
- Separate Garage
- 91 Year Lease
- Ground Floor Maisonette

The Personal Agent are delighted to present to the market this superb two bedroom ground floor maisonette, ideally positioned in one of Epsom's most sought after locations. Beautifully presented throughout, this fantastic home enjoys direct access to a generous south west facing garden and patio, making it a rare opportunity for buyers seeking both stylish accommodation and exceptional outdoor space. Early viewing is highly recommended.





Description

Stepping inside, you are welcomed by a bright and inviting interior filled with natural light. The spacious yet cosy living room provides the perfect place to relax, while the impressive principal bedroom benefits from integrated wardrobes and ample floor space. A further generous double bedroom and a contemporary family bathroom complete the sleeping accommodation. To the rear of the property, the well appointed kitchen offers excellent storage and workspace, with doors opening directly onto a large patio and the beautifully maintained south facing rear garden. This seamless indoor-outdoor connection makes the home ideal for entertaining, summer dining or simply enjoying the peaceful surroundings. Further benefits include a garage in a nearby block, a 91 year lease, no service charge. The property has been meticulously maintained by the current owners and is presented in excellent condition throughout.



The property sits equal distance of both Ewell West Station and Chessington North. Immediate viewing is essential due to the high level of interest we anticipate this property generating. West Ewell is a well rounded area offering a number of good local schools as well as access to Horton Country Park incorporating Horton Golf Club. To the North of the area lays the Hogsmill River with the Harrier Sports Centre aside it. The area offers a number of local shops.

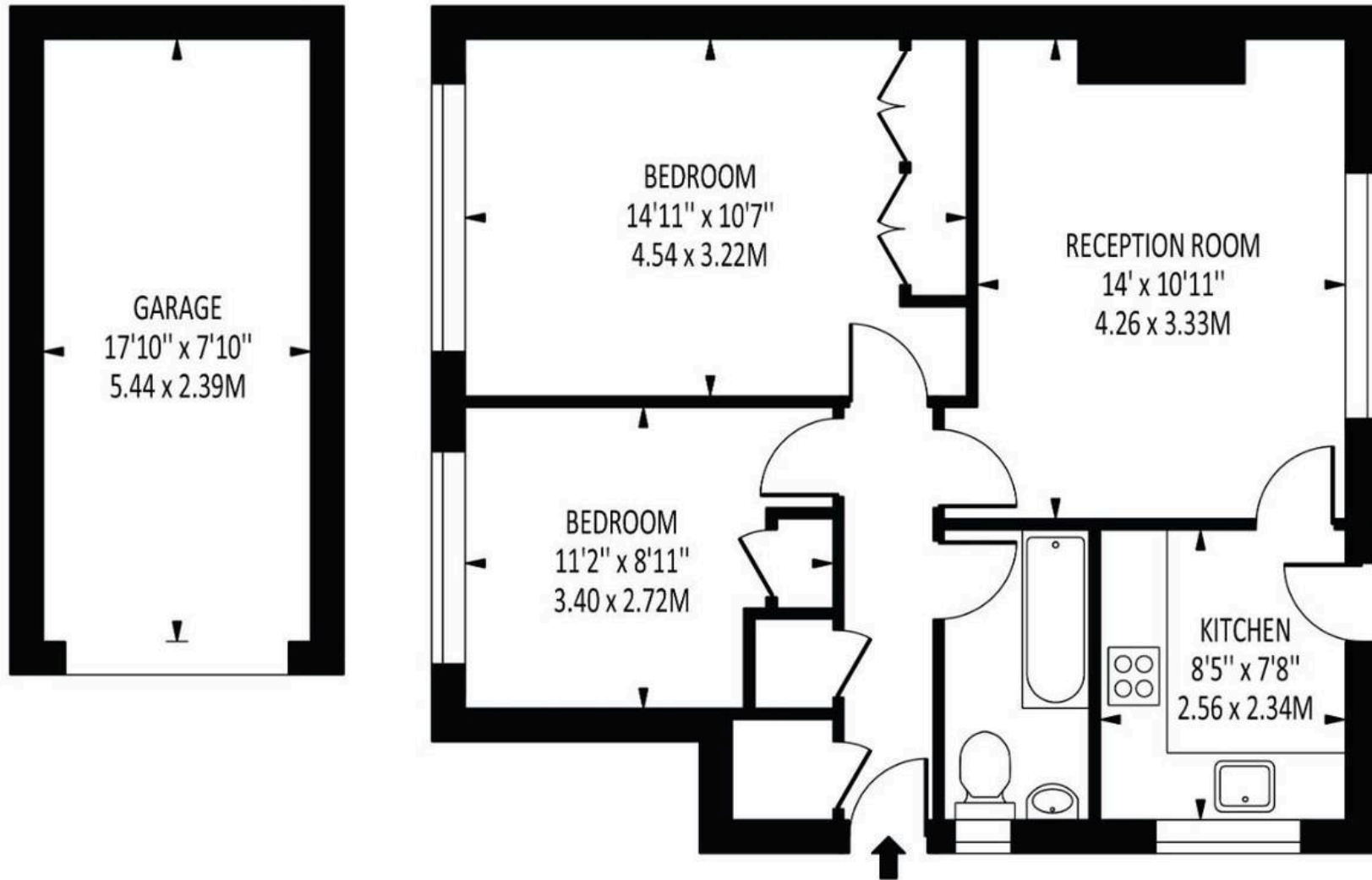
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

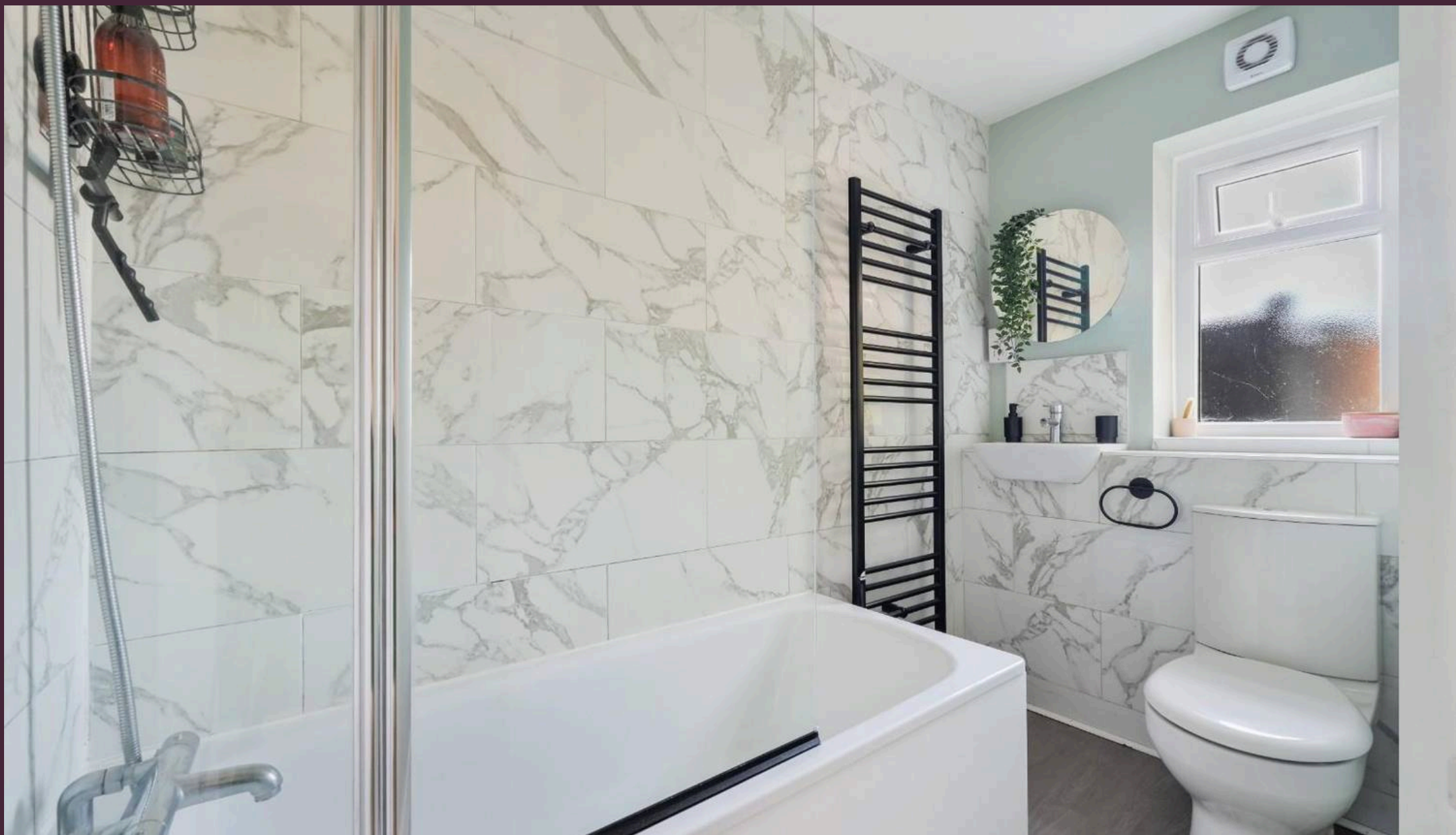
EPC Environmental Impact Rating: C





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.



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