



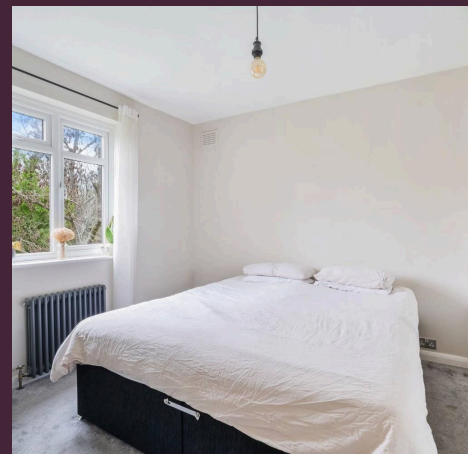
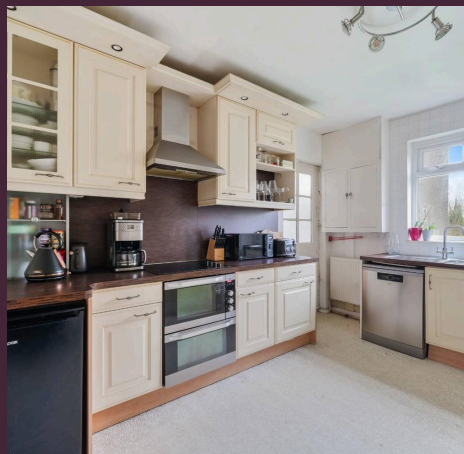
The **PERSONAL** Agent

11 Grange Mansions Kingston Road, Epsom
£375,000

Epsom

- Viewing by appointment
- Stunning mansion conversion apartment
- Well established communal grounds
- Exclusive Ewell village location.
- Spacious lounge /dining room
- Modern family bathroom
- Residents car park and garage en bloc
- Three double bedrooms
- Fully fitted kitchen
- Easy access to Ewell West train station

The Personal Agent are delighted to present to the market this spacious and well proportioned three bedroom apartment, set within the sought after Grange Mansions development and offering generous accommodation of approximately 1,073 sq ft, including a garage.





Description

Grange Mansions enjoys well maintained landscaped communal garden and then property is offered with a share of the freehold. Situated within close proximity to Ewell Village, Bourne Hall Park and Medical Centre and both Ewell West & Ewell East main line station offering regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). It also offers easy access to the A3 and M25 (Junction 9). Ewell Village has a variety of shops including a Sainsburys Local there is also a wide variety of cafés, restaurants and pubs available locally.



The property opens into a welcoming entrance hall with ample storage, leading through to a superb reception room measuring over 16ft in length. This bright and airy space benefits from a bay window and provides an excellent area for both relaxing and entertaining. The separate kitchen is well sized, offering a range of fitted units, generous worktop space and room for additional appliances, making it both practical and functional for everyday living. There are three well proportioned bedrooms, including a particularly generous principal bedroom measuring over 12ft, alongside two further bedrooms that could comfortably accommodate family members, guests or be utilised as a home office. A family bathroom and separate WC complete the internal accommodation, adding convenience for busy households. Externally, the property benefits from a detached garage, providing secure parking or additional storage. Offering spacious lateral living in a well regarded development, this apartment would suit a wide range of buyers, including downsizers, families and those seeking excellent room proportions in a convenient location. Early viewing is highly recommended to fully appreciate the size and layout on offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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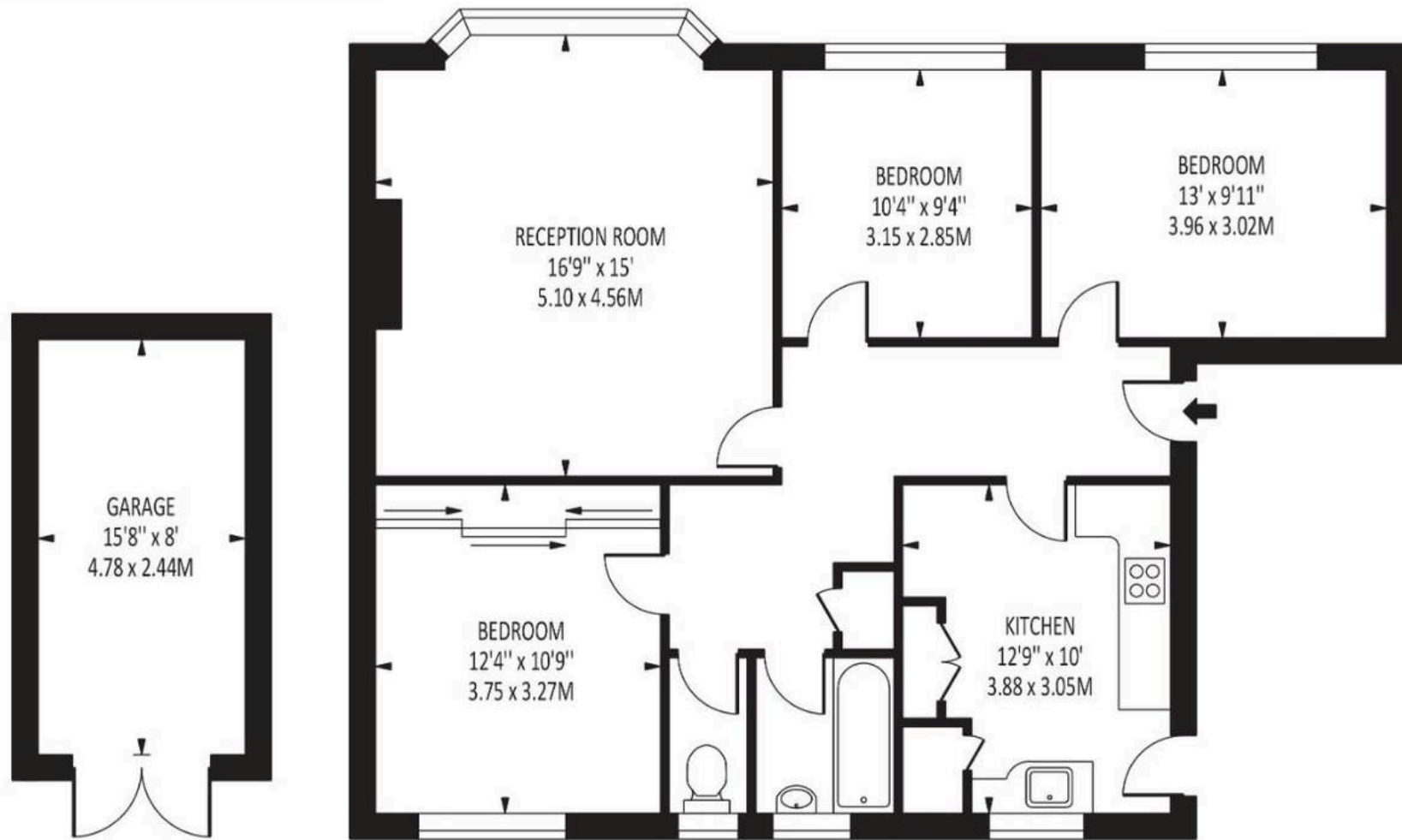


Grange Mansions

Total Area: 1073 SQ FT • 99.64 SQ M

(Including Garage)

Garage Area : 126 SQ FT • 11.66 SQ M



FIRST 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.



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