



Burnet Grove, Epsom

The **PERSONAL** Agent

Offers In Excess Of £385,000 Leasehold

- Ground floor maisonette
- Renovated and upgraded throughout
- Private rear garden with side access
- Private front door & driveway with parking for two cars
- Two double bedrooms
- Modern combi boiler, bathroom, and kitchen appliances
- 15ft x 12ft living room
- Catchment for 'Outstanding' schools (inc. Rosebery)
- Peaceful yet central location
- Mainline station to London Waterloo & Victoria

The Personal Agent are delighted to present this centrally positioned ground floor maisonette, offering a private rear garden and a recently laid resin driveway with smart lighting and parking for two cars. Beautifully upgraded and presented in turnkey condition, this property represents a rare opportunity for buyers seeking a stylish and conveniently located home.

Perfect for commuters, young families or those wishing to downsize but not downgrade, the property sits in a peaceful cul de sac just a short walk from Epsom town centre and the mainline railway station (providing direct links to London Waterloo and Victoria). For immediate green space, Court Recreation Ground is a stones throw away.

Inside, the bright and flexible accommodation warrants immediate viewing. To the right of the hallway is a spacious 15ft x 12ft living area focused around a beautiful feature fireplace. The stunning modern kitchen has been thoughtfully designed with sleek worktops, complementary brass style fittings, newly installed appliances, and an upgraded combi boiler.



The property boasts two genuine double bedrooms, with the versatile second bedroom serving perfectly as a guest room, dressing room, or home office. The accommodation is completed by a newly installed, contemporary white bathroom suite and a separate WC.

A standout feature of this home is the direct access from the kitchen to a generously sized, low-maintenance private rear garden. Offering an excellent degree of privacy, the decked area is perfect for al fresco dining. The exterior is completed by a brick-built outbuilding; complete with windows and lighting, this versatile space offers fantastic potential, subject to permissions.

Heading out for a bumble? Right on the doorstep of your soon-to-be home, you'll find an abundance of beautiful open spaces perfect for dog-walking, cycling and running, from the historic woodlands of Stamford Green to Horton Country Park and Epsom Common. Your step counter won't know what's hit it! For families, the property is also ideally positioned within the catchment areas of several outstanding local schools, including

the highly regarded Rosebery School.

With its premium finish, this exceptional maisonette is ideal for first time buyers, professional couples and downsizers alike. The light finish and contemporary fixtures provide a home that is ready to move into without delay!

Give us a call early to avoid missing out.

Tenure - Leasehold
Length of lease (years remaining) - 118
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - 1125.28
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



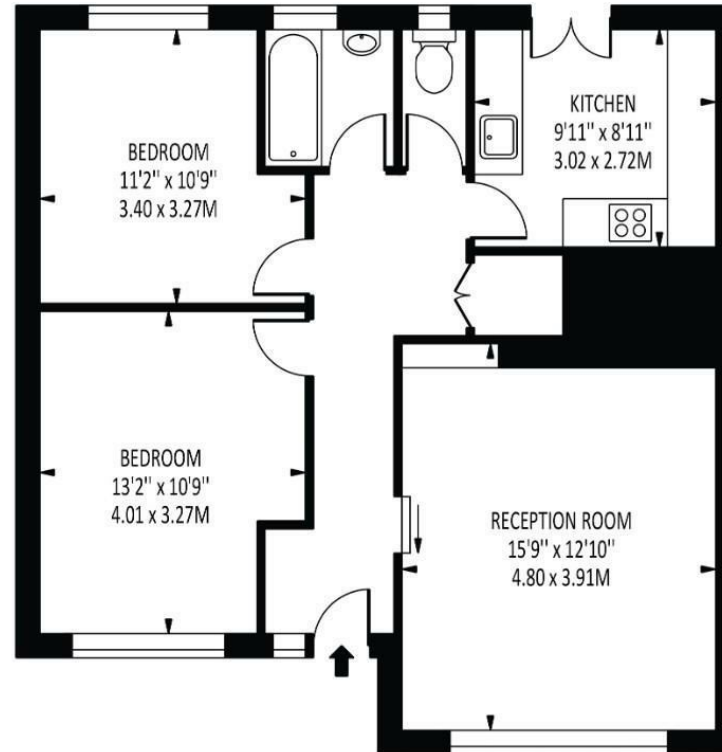
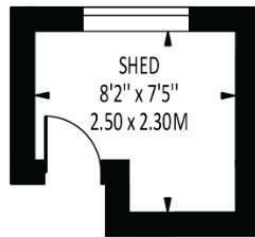


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Total Area: 743 SQ FT • 69.06 SQ M
(Including Shed)
Shed Area : 49 SQ FT • 4.55 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

