



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



TREEMOUNT COURT, GROVE AVENUE, KT17
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1061 SQ.FT (98 SQ.M)
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 936 SQ.FT (87 SQ.M)



GROVE AVENUE, EPSOM KT17 4DU

GUIDE PRICE £375,000

GUIDE PRICE £375,000 - £400,000 **CHAIN FREE**

SITUATED JUST MOMENTS FROM THE HEART OF EPSOM TOWN CENTRE, THIS SPACIOUS SPLIT-LEVEL MAISONETTE OFFERS CONTEMPORARY OPEN-PLAN LIVING, WELL-PROPORTIONED ACCOMMODATION AND THE RARE BENEFIT OF A GARAGE AND RESIDENTS' PARKING.

ARRANGED OVER TWO FLOORS, THE PROPERTY IS DESIGNED TO MAXIMISE BOTH SPACE AND NATURAL LIGHT. THE MAIN LIVING LEVEL IS CENTRED AROUND AN IMPRESSIVE OPEN-PLAN RECEPTION ROOM, DINING AREA AND KITCHEN, CREATING A BRIGHT AND SOCIABLE SPACE IDEAL FOR BOTH RELAXING AND ENTERTAINING. THE MODERN FITTED KITCHEN IS SEAMLESSLY INCORPORATED INTO THE LIVING AREA, WHILE AMPLE SPACE REMAINS FOR DINING AND EVERYDAY LIVING.

THE UPPER FLOOR OFFERS TWO GENEROUS DOUBLE BEDROOMS, BOTH BENEFITING FROM BUILT-IN WARDROBES AND SERVED BY A MODERN FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR PROFESSIONALS, FIRST-TIME BUYERS OR THOSE LOOKING TO DOWNSIZE.

FURTHER BENEFITS INCLUDE, COMMUNAL GARDENS, PRIVATE GARAGE, RESIDENTS' PARKING AND A HIGHLY CONVENIENT LOCATION WITHIN EASY REACH OF EPSOM TOWN CENTRE, ITS ARRAY OF SHOPS, RESTAURANTS AND CAFÉS, TOGETHER WITH EPSOM MAINLINE STATION OFFERING EXCELLENT LINKS INTO LONDON.

COMBINING SPACIOUS SPLIT-LEVEL ACCOMMODATION, MODERN OPEN-PLAN LIVING AND AN EXCEPTIONALLY CONVENIENT LOCATION, THIS SUPERB MAISONETTE REPRESENTS AN OUTSTANDING OPPORTUNITY TO ACQUIRE A HOME IN ONE OF EPSOM'S MOST DESIRABLE SETTINGS.

- OVER 1000 SQFT!
- SPACIOUS SPLIT-LEVEL MAISONETTE MOMENTS FROM EPSOM TOWN CENTRE AND MAINLINE STATION
- BRIGHT OPEN-PLAN RECEPTION ROOM, DINING ROOM AND MODERN KITCHEN
- MODERN FAMILY BATHROOM
- RESIDENTS PARKING
- PRIVATE GARAGE
- EPC RATING: D
- COUNCIL TAX BAND: C

