



KAYBRIDGE
RESIDENTIAL



Anne Boleyn Court, London Road

Epsom

£450,000

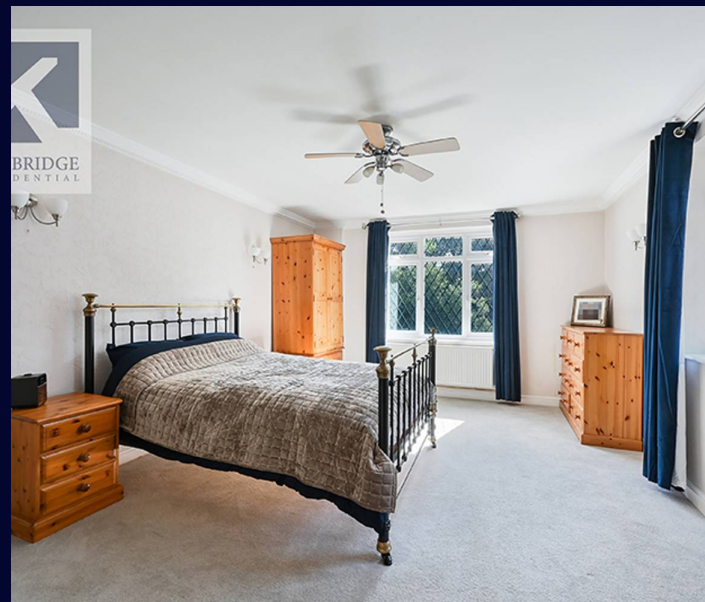
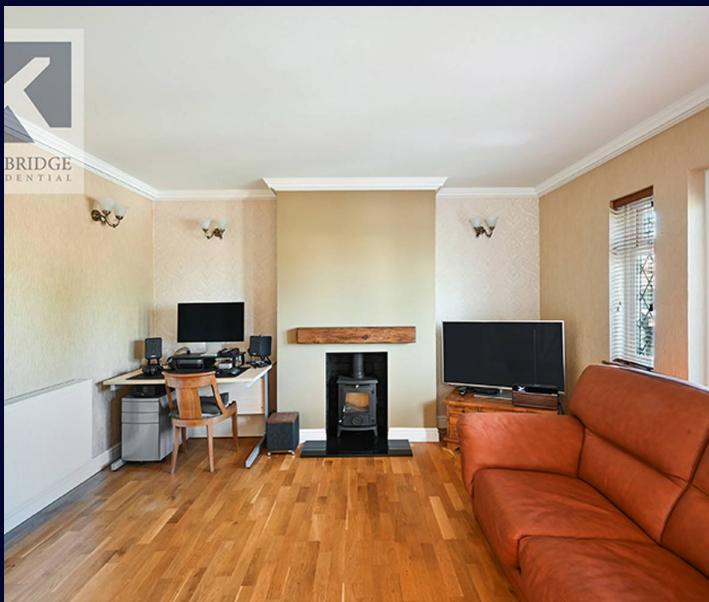


Anne Boleyn Court, London Road

Epsom

- First Floor Maisonette
- In Close Proximity to Stoneleigh Train Station
- Opposite Nonsuch Park
- Ideal for First Time Buyers
- Share Of Freehold
- Allocated Parking
- Private Garden
- 0.6 Miles to Stoneleigh Station

This well-presented two-bedroom first floor maisonette offers an excellent opportunity for first time buyers or investors seeking a home in a highly desirable location. Set directly opposite the picturesque Nonsuch Park, the flat is just 0.6 miles from Stoneleigh Train Station, providing convenient access to London and surrounding areas. The property enjoys a share of freehold, giving peace of mind and a greater degree of control over the management of the building. The spacious accommodation comprises a bright and airy living room, a modern fitted kitchen with ample storage, two well-proportioned bedrooms, and a contemporary family bathroom. Double glazing and gas central heating ensure comfort all year round, while tasteful décor throughout creates a welcoming atmosphere. The property also benefits from a loft space which is carpeted and has a Velux window, allocated parking, offering convenience for residents and visitors alike.



Outside, the maisonette boasts its own private garden, a rare feature for properties of this type. The garden provides a pleasant space for outdoor

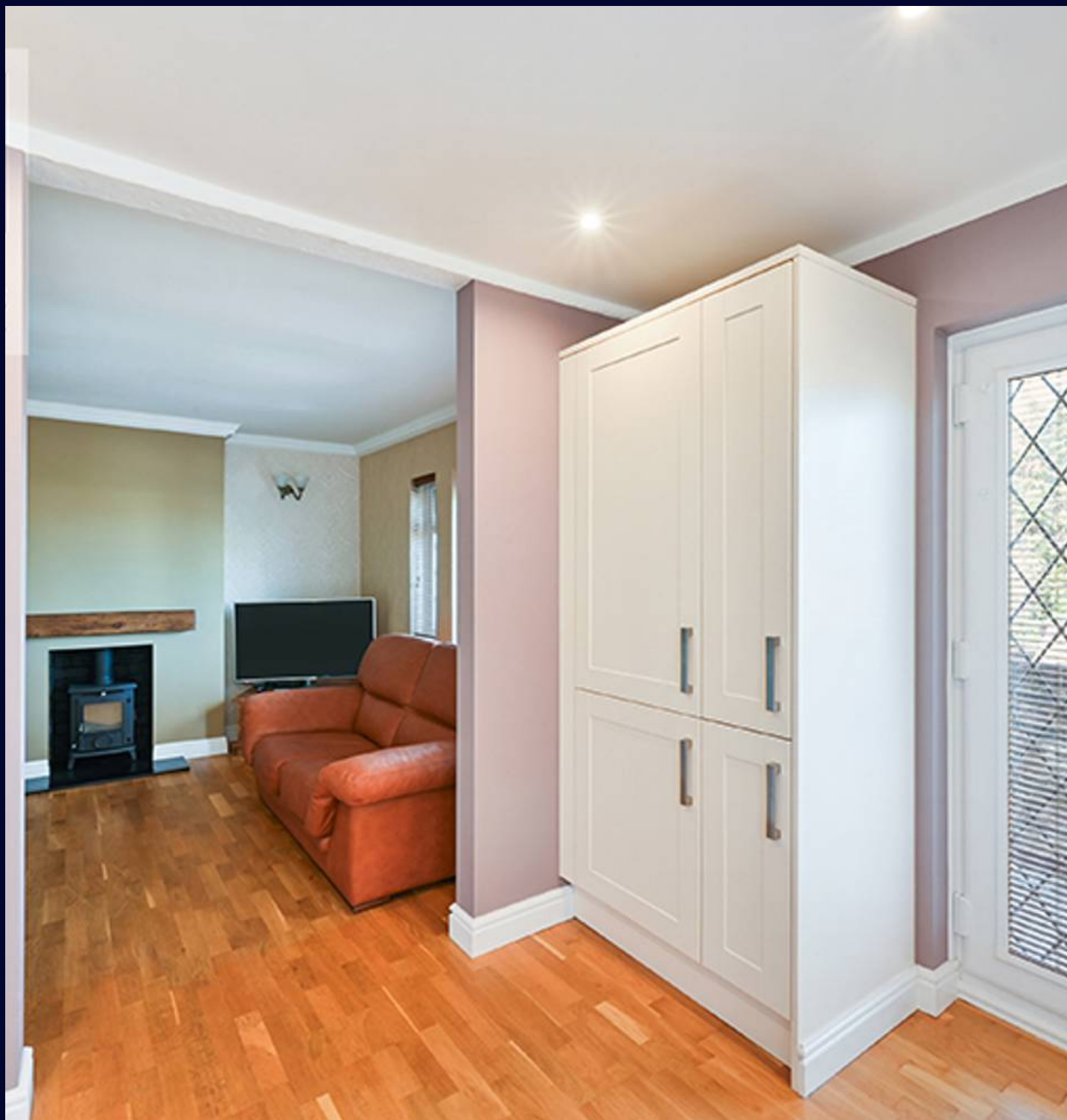
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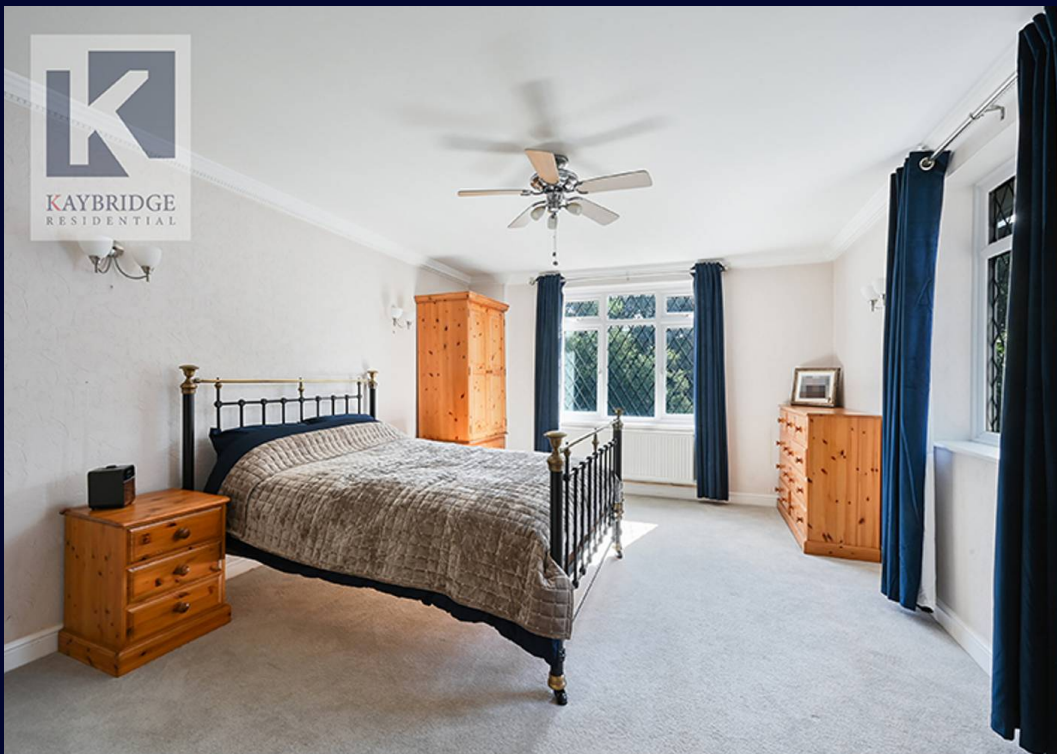
Outside, the maisonette boasts its own private garden, a rare feature for properties of this type. The garden provides a pleasant space for outdoor relaxation, entertaining, or gardening, with the potential to build an out-house/log-cabin. The property is situated within easy access to the open spaces of Nonsuch Park (perfect for walking, cycling, or family outings). Local shops, cafes, and amenities are within easy reach, ensuring everyday needs are catered for. With its blend of comfortable living, private outside space, and a sought-after location, this maisonette represents a fantastic opportunity to enjoy the best of suburban living. Early viewing is highly recommended.

Council Tax band: C

Tenure: Leasehold

Stoneleigh is a popular and well-established residential area, ideally positioned for access to Epsom, Ewell and surrounding Surrey towns. The area offers a good





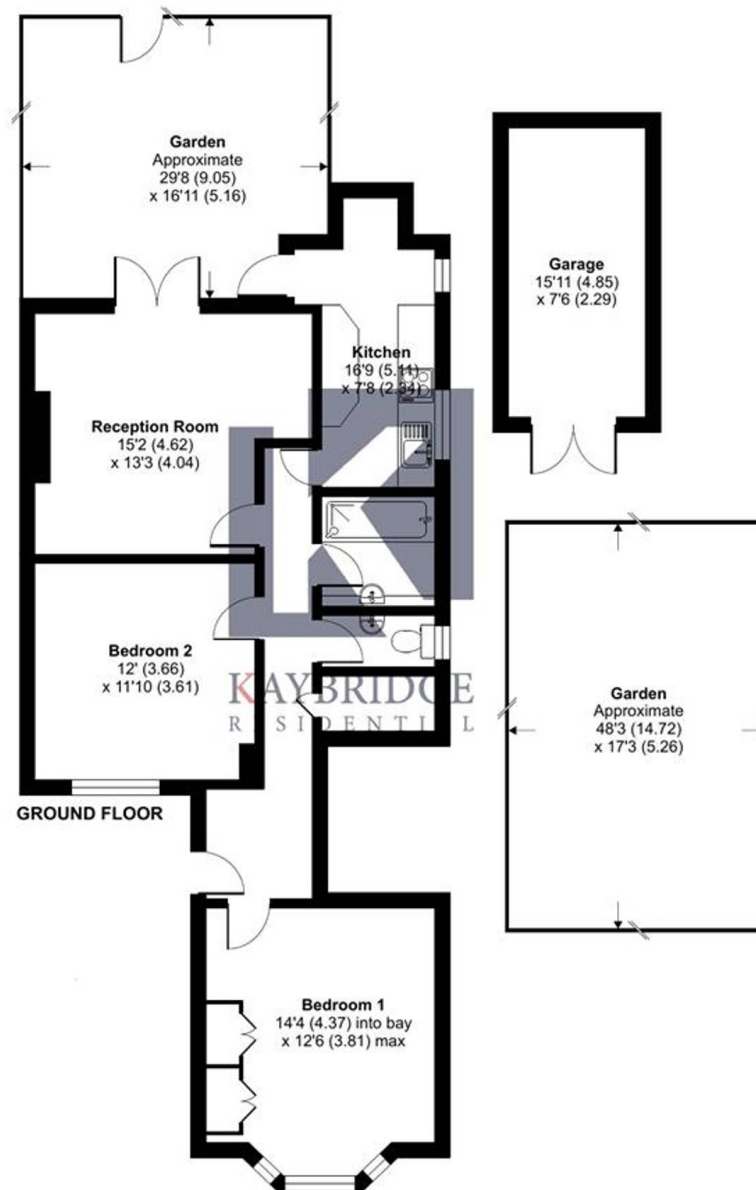
Anne Boleyn Court, London Road, Ewell, Epsom, KT17

Approximate Area = 786 sq ft / 73.0 sq m

Garage = 118 sq ft / 10.9 sq m

Total = 904 sq ft / 83.9 sq m

For identification only - Not to scale





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