



Andrew's Close, Epsom KT17 4EX

Not for marketing purposes INTERNAL USE ONLY

welcome to

Andrew's Close, Epsom

Set within a highly sought-after cul-de-sac in the prestigious College Area of Epsom, this beautifully renovated ground floor maisonette offers stylish, turn-key living with the rare benefit of direct access to a private garden, generous parking and an exceptionally long lease of over 900 years.

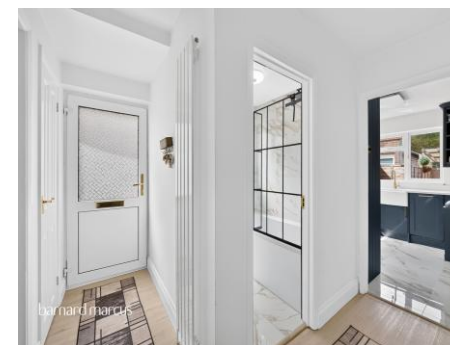
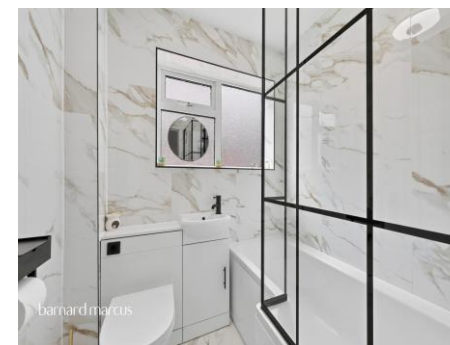


Having been comprehensively refurbished throughout to a high standard, the property offers approximately 760 sq. ft. of bright and well-proportioned accommodation. The welcoming entrance hall leads to two generous double bedrooms, a contemporary shower room, a modern fitted kitchen and a superb living room with direct access onto the private rear garden.

A particular feature of this home is the secluded rear garden, which has been thoughtfully landscaped to create the perfect space for entertaining and relaxation. A charming pergola provides an attractive focal point and an ideal setting for summer dining and outdoor gatherings.

Further benefits include a garage, off-street parking for multiple vehicles and the significant advantage of an ultra-long lease in excess of 900 years, providing peace of mind for future owners.

The location is equally impressive, being within easy walking distance of Epsom town centre and mainline railway station, whilst also enjoying the tranquillity of a popular residential cul-de-sac. Excellent local schools, open green spaces and a wide range of amenities are all close at hand.



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welcome to

Andrew's Close, Epsom

- Stunning Ground Floor Maisonette
- Two Double Bedrooms
- Modern Bathroom & Kitchen
- Fully Renovated Throughout
- Garage & Off Street Parking For Multiple Cars

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1958. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EPS110663 - 0005

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