



Larch Crescent, Epsom

Offers In Excess Of £330,000 Leasehold - Share of Freehold

- Maisonette
- Ground Floor
- Private Garden
- Two Bedrooms
- Garage en Bloc
- 16'8 lounge/dining room
- Cul De Sac Location
- Periphery of Horton Country Park
- Close to Shops, Schools & Station
- Share of Freehold



Located in a quiet residential Cul-de-Sac, a stone's throw from Horton Country Park and local amenities, this well presented two bedroom, ground floor maisonette is offered to the market with Share of Freehold and really is a must see.

To the front of the property is a good-sized front garden, mostly laid to lawn with mature planting in its borders and an outside tap with hose connection – perfect for watering the garden or washing the car. The pathway to the side of the property, flanked by lavender bushes, leads to your private front door.

Lounge / Diner – 16'8" x 12'4"

The spacious living room is neutrally decorated and features a large window offering an abundance of natural light. There is a stone fireplace, and wood laminate flooring that continues into the hallway. There is also a serving hatch through to the kitchen.

Kitchen – 10'0" x 10'2"

The kitchen features a good selection of eye-level and low level units. There is a large storage cupboard, currently being used as a pantry, and a Worcester Combi boiler, connected to a Hive heating system. There is plumbing and space for both a dishwasher and washing machine.

Bedroom One – 14'8" x 8'10"

The main bedroom is carpeted, tastefully decorated and features built in wardrobes, providing ample storage. The window looks out on to the property's private rear garden.

Bedroom Two – 11'4" x 8'8"

Currently being used as a double home office, the second bedroom is good sized double with a French door, leading out into the garden.

Bathroom

Installed in 2014, the modern bathroom features a rainfall shower over bath, a heated towel rail and is tiled throughout.

Private Rear Garden – 23'10" x 14'11"

The low maintenance garden is mostly laid to patio, with mature planting in the beds. The garden gate offers access to the garden directly from the front of the property, perfect for bringing home new plants for the garden, or inviting guests over for a barbecue.

Garage

The property benefits from a garage en bloc, offering plenty of storage.

Parking and the surrounds

There is ample, unreserved, parking at the property for both residents and guests amid well maintained shared grounds.

There are good travel links nearby, with bus routes running into both Epsom and Kingston. The mainline train stations at Ewell West and Chessington North, both within walking distance, offer

a journey time into London Waterloo of less than 40 minutes.

Local shops, including Tesco and Co-Op, are also within walking distance and other amenities, including cafes, hairdressers and independent retailers are nearby.

A short distance from the property is the delightful Horton Country Park, with its miles of walking and cycling routes, and the adjoining Horton Park Golf Club, featuring an 18 hole golf course, 9 hole golf course, driving range and Adventure Golf.

The property was built in 1970, with a 999 year lease at that time. The maintenance fee for the communal areas is £180 per annum. The property is ideal for first time buyers and downsizers alike and viewings are highly recommended. For more information, or to arrange your viewing, please contact us on 020 8393 9411.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(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.





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