



**TWO DOUBLE BEDROOMS**

**SHARE OF FREEHOLD**

**15' LOUNGE & FITTED KITCHEN**

**DOUBLE GLAZING**

**DRIVEWAY FOR 2 CARS**

**OWN REAR GARDEN**

**Christies Residential are pleased to offer for sale this 2 double bedroom first floor maisonette with driveway and own rear garden. The property is situated within walking distance of Epsom town centre and mainline station and benefits from: no onward chain, share of Freehold with underlying 999 year lease, double glazing, gas central heating, loft space, 11' fitted kitchen, 15' lounge, family shower room and driveway with off street parking for 2 cars.**

## Gas Central Heating Via Radiators

### Entrance Hall

Via new double glazed front door. Under floor heating. Carpeted flooring. Stairs leading to first floor landing:

### First Floor Landing

Carpeted. Storage cupboard. Access to boarded loft via pull down ladder.

### Bedroom 1

11' 5" X 10' 9" (3.48m X 3.30m)

Double glazed windows. Carpet.

### Bedroom 2

13' 10" X 10' 10" (4.24m X 3.32m)

Double glazed sash windows. Stripped wood floor.

### Lounge

14' 11" X 10' 11" (4.57m X 3.35m)

Rear aspect double glazed window overlooking garden. Feature fireplace.

### Family Shower Room

Obscure double glazed window. Matching white suite comprising: walk in shower cubicle with sliding glass doors and new electric shower. Heated towel rail. Part tiled walls.

### Fitted Kitchen

10' 11" X 8' 11" (3.35m X 2.74m)

Range of fitted wall & base units with inset stainless steel sink unit. Built in cooker and gas hob with extractor over. Freestanding fridge/freezer, washing machine and dishwasher. Wall mounted gas central heating boiler.

## OUTSIDE

### Driveway For 2 Cars

Off Street Parking for two cars. Gate leading to: side passage with covered bicycle storage.

### Own Rear Garden

Outside socket and tap. Artificial grass, herb garden, apple trees and brick built BBQ.

## SHARE OF FREEHOLD

With underlying 999 Year Lease & no set service charge

### Local Authority

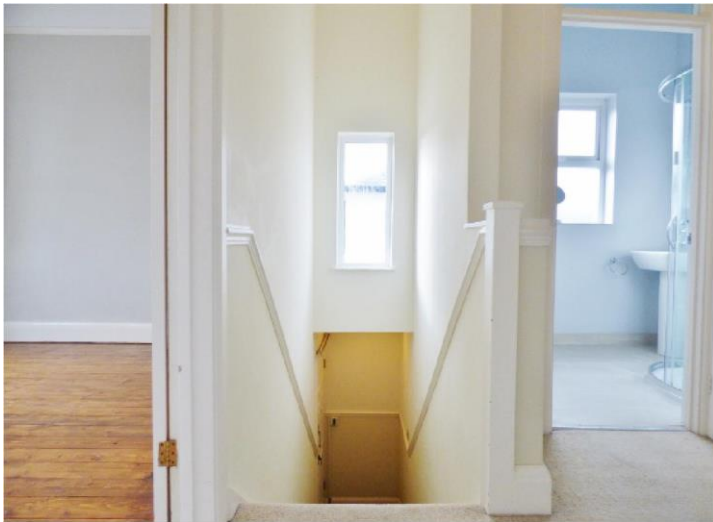
Epsom and Ewell Borough Council

### Council Tax

Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	71
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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