



Andrews Close, Epsom

Epsom

Guide Price **£375,000**

Andrews Close

Epsom

- First floor maisonette
- Sought-after College Area location
- Two double bedrooms
- Off-street parking
- Garage
- Long lease
- Private secluded garden
- Walking distance to high-street and mainline station
- Potential to modernise

Guide Price £375,000 - £400,000

Nestled in the sought-after College Area of Epsom, this first-floor maisonette offers an ideal opportunity for a comfortable and convenient lifestyle. Boasting two generously sized double bedrooms, this property provides a blend of space and potential customisation. The home benefits from off-street parking and a garage, ensuring ample space for vehicles and storage needs. With a long lease in place, peace of mind comes as a standard feature of this home. The highlight of the property is the private secluded garden, offering a serene outdoor space, perfect for relaxing or entertaining guests. Its convenient location within walking distance to the high street and mainline station further enhances the appeal of this charming maisonette, making it a prime choice for individuals and families looking for the perfect balance of tranquillity and accessibility.





Council Tax band: C

Tenure: Leasehold

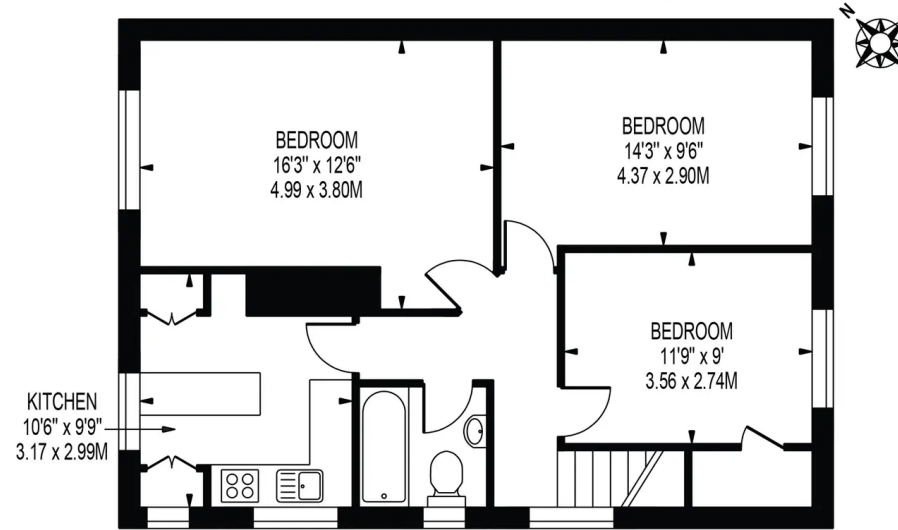


ANDREWS CLOSE

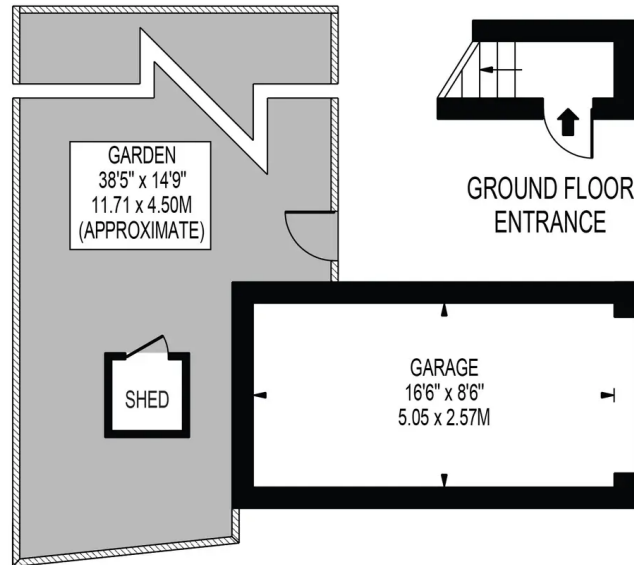
APPROXIMATE GROSS INTERNAL FLOOR AREA: 693 SQ FT - 64.42 SQ M

(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 140 SQ FT - 12.98 SQ M



FIRST FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



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