



25 Hereford Close

Epsom, KT18 5DZ

**Asking price £340,000**

  
**The local agent**  
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A superbly presented turn key, fully refurbished first floor maisonette offered with vacant possession! Located only a few minutes walk for Epsom high street yet on this quiet cul de de sac with own private garden and a garage en block. Accommodation is approximately 727 sq ft with a two double bedrooms, a lounge diner, superb kitchen/breakfast room and luxury bathroom suite with shower. The property has new electrics, plumbing, double glazing, new front door, heating system via ca combination boiler, newly plastered walls and ceilings, new doors, skirting and architrave, new laminate flooring and carpeted stairs and bedrooms. The property also benefits form approximately 950 year lease and a low ground rent with no service charges.

## Property Features

Turn Key Property  
Complete Refurbishment  
Vacant Possession  
First Floor Maisonette  
Two Double Bedrooms  
Stunning Kitchen/Breakfast Room  
Lounge/Diner  
Luxury Bathroom  
Private Garden  
Garage En Block

Council Tax Band: C  
Tenure: Leasehold  
EPC Rating:  
Total approximate floor area: 727.00 sq ft

## Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria. There is also a selection of cafe's restaurants pubs and several gyms including the Rainbow Centre and David Lloyds.





## Viewing Information

Please contact our Epsom Office on 01372 253 252

If you wish to arrange a viewing appointment for this property or require further information.

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

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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