



**Teddington Close, Epsom, KT19 9DW**



## Guide price

£270,000

## Leasehold

Second floor apartment

779 Sq Ft of space

Two genuine double bedrooms

Kitchen/breakfast room

15ft x 12ft living room

Spacious & modern bathroom

Overlooking communal green

Cul-De-Sac location

Perfect First time buy or Buy to let investment.

Short walk to shops, pub and park

The Personal Agent are thrilled to present a superb opportunity to acquire this amazingly proportioned second floor apartment located on the periphery of Epsom Town Centre and just 0.5 of a mile from Ewell West (zone 6) station and 0.8 of a mile from Epsom station.

This property is ideal for first time buyers and investment buyers alike and perfect for the commuter.

The property is located within a small cul-de sac and benefits from being well proportioned throughout, boasting two good size double bedrooms, bright and airy lounge/dining area, as well as a good sized kitchen/breakfast room.

Teddington Close is located within close proximity to excellent primary schooling, as well as transport links to stations with routes into Central London, with local shops close by for daily requirements.



This beautiful apartment is going to make a great home for the next owners and provides exceptional value for money in our opinion. Offering light and airy accommodation throughout with a pleasant outlook across a communal green, the property provides first time buyers and investors alike an ideal opportunity of being ready for occupation immediately.

Enjoying a cul-de-sac location, yet perfectly placed for commuters with links to mainline stations and town centres, we advise that you register your interest asap, as we don't expect this property to be around for long! Open park space is nearby with Horton Country park as are the local convenience stores on Pound Lane or Chessington Road.

The property is located on the periphery of Epsom and the ever popular West Ewell, which is within the catchment area of good local schools and a short distance from West Ewell railway station which is a zone 6 station and provides direct links to London (20/25 minutes to Clapham and Waterloo), as well as being just a short walk from bridle paths and footpaths that link to Hogsmill Nature Reserve and The Spring in nearby Ewell Village.

Nearby Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick.







**Second Floor Flat**

Teddington Close, Epsom

Total Area: 72.3 m<sup>2</sup> ... 779 ft<sup>2</sup> (excluding storage cpd)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>68</b>	<b>69</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	

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