



Lintons Lane, Epsom



Offers In Excess Of £375,000 Freehold

- Highly Sought After Location
- Permit Parking
- Walking Distance To Town Centre And Station
- Secluded Garden To The Rear
- Charming Character Features
- Two Separate Reception Rooms
- Perfect For Commuters
- Front And Rear Gardens



Lintons Lane is a popular residential road that is within close proximity to the High Street with a pretty mix of character homes that creates a wonderful feel to the road.

The property is exceptionally well located for the town centre and railway station which are just a short walk away as are several public houses and supermarket amenities.

Freehold character homes in this price point are a rarity, especially ones as nice as this, as such we are recommending immediate viewing. Sole agent.

The property is offered in good order throughout and benefits from an amazing feel with two spacious

reception rooms, fitted kitchen, two very well proportioned bedrooms and a spacious downstairs bathroom.

Further benefits to note include large windows throughout creating an abundance of natural light through the property, A combination boiler, useful loft space and benefiting from two forms of outdoor space, with a 40ft garden leading up to the property allowing potential suitors to enjoy the sun all day round.

The property offers a well balanced layout and would suit first time buyers, investors and downsizers who wish to downsize but not downgrade alike, as the excellent location can cater for all requirements.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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 international airports.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(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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