



Tichmarsh, Epsom



# Offers In Excess Of Leasehold

- Ground floor maisonette
- Private 49ft x 26ft rear garden
- Driveway & parking x 2 cars
- Walk to town & station
- Excellent school catchment
- Close to park
- Two double bedrooms
- Spacious living/dining room
- Generous kitchen
- Well presented throughout



The Personal Agent are pleased to present this spacious and bright ground floor maisonette that benefits from a private 49ft x 26ft rear garden and a driveway with parking for two cars to the front.

Such is the rarity of a ground floor property like this becoming available we are recommending immediate inspection to fully appreciate the position, garden and parking that sets it apart from the competition.

The property is presented in very good order throughout and provides the successful purchaser with the perfect opportunity to customise and decorate exactly how they wish, thus creating their dream home.

Whether you are wanting to downsize but not downgrade, or you are a first time buyer or an investor, this property offers

something for everyone with its truly versatile accommodation and fantastic position close to Long Grove Park and a short distance away from Horton Country Park.

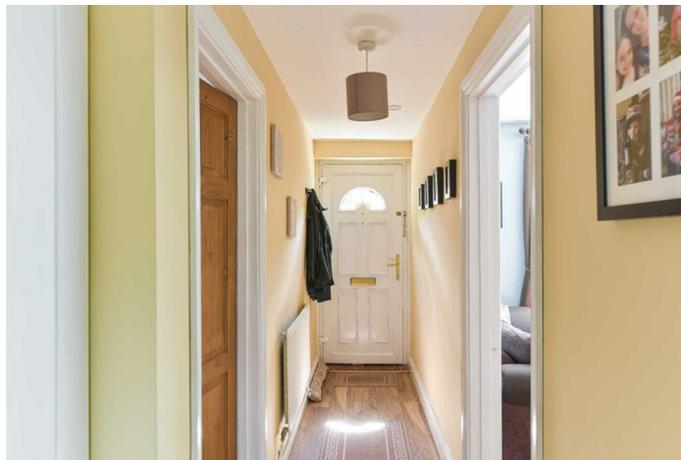
The well balanced accommodation comprises of an entrance hall, spacious living/dining room, generous kitchen with access to the rear garden, two genuine double bedrooms and a bathroom.

Further noteworthy points to mention include full double glazing, gas central heating

The property is situated within close proximity to Southfield Park primary school, Long Grove Park and Epsom town centre and mainline station (approximately a 15 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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, Virgin Active & 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>77</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		
<b>England &amp; Wales</b>	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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