



88 The Crescent, Epsom, Surrey, KT18 7LN

Price Guide £400,000



- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- NO ONWARD CHAIN
- PRIVATE GARDEN
- LOCAL AMENITIES CLOSE BY
- NEAR A RANGE OF SCHOOLS
- A WALK FROM UNSPOILT COUNTRYSIDE

Description

Located in a cul-de-sac in a popular residential location with easy access to Ashted & Epsom common is this two double bedroom ground floor maisonette.

Glazed front door with storm porch over leads into a hallway with two useful storage cupboards. The living area benefits from a lot of natural light and provides ample space for relaxed seating and dining furniture. The dual aspect kitchen features a range of wall and base units with integrated oven, hob, extractor over, fridge/freezer, dishwasher, and has space for washing machine. From here a door leads to the garden.

The principle bedroom overlooks the rear garden and benefits from fitted wardrobes. The second bedroom is also a double with fitted wardrobes and overlooks the front of the property. Both bedrooms are served by the family bathroom with over bath shower.

The rear garden can either be accessed from the kitchen or via a gate to the side of the property and is mostly laid to lawn enclosed by fencing and hedging and benefits from a garden shed.

To the front of the property the garden is mostly laid to lawn with brick-built wall. There is scope for off street parking subject to normal consents.

We are required under the Estate Agents Act 1979 and the provisions of the Information Regulations 1991 to point out that the client we are acting for in the sale of this property is a 'connected person' as defined by that Act.

Situation

Both Ashted village and Epsom town centre with their excellent local shopping facilities are close by and feature main line stations providing services to London Waterloo, London Bridge and Victoria.

The area abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There are many well considered schools close at hand in both the private and state sectors.

Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	87 years remaining
Service Charge	£19.06 per quarter
Ground Rent	£2.50 per quarter
Buildings Insurance	£77.11 per quarter
Management Fee	£58.87 per quarter





The Crescent, Epsom

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