



122 Larkspur Way, Epsom, KT19 9LU

Price Guide £323,000

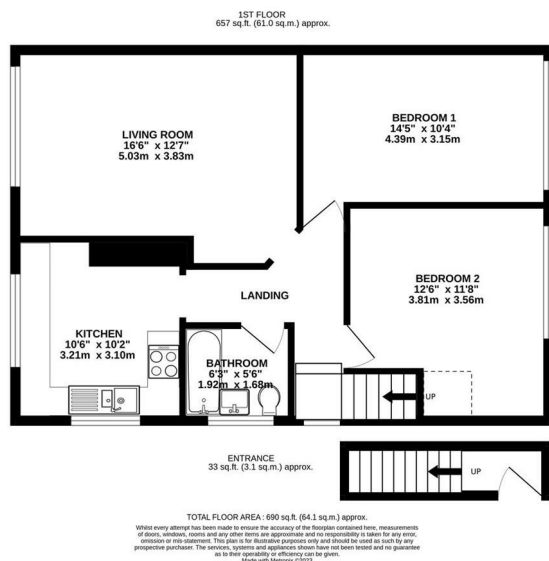
- FIRST FLOOR MAISONETTE
- LIVING/DINING ROOM
- GARDEN
- DUAL ASPECT KITCHEN
- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GARAGE EN BLOC
- LOFT SPACE
- LOCAL AMENITIES CLOSE BY

This first floor maisonette offers two double bedrooms, a garden, garage and scope to improve and extend into the loft subject to appropriate planning consents.

The front door with storm porch over leads to the living accommodation. The lounge is of a good size with ample space for a dining table and chairs and overlooks the rear garden. The dual aspect kitchen features a range of wall and base units with space for washing machine and fridge freezer.

The principal bedroom overlooks the front and is a good size double. There is also a second double bedroom. Both rooms are served by a family bathroom.

Outside is a garden mainly laid to lawn. The property also benefits from a garage en bloc.



Tenure	Leasehold - Share of Freehold
Lease	Aprox 942 years unexpired
Service Charge	For year end 2022 - £544
Ground Rent	£15 per annum
EPC	E
Council Tax Band	C

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