



234 Stoneleigh Park Road, Epsom, KT19 0RQ



Guide price £400,000

WH WATSON HOMES
Estate Agents

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SIMPLY STUNNING!!! Watson Homes are delighted to offer this immaculately presented two double bedroom ground floor maisonette featuring a beautifully kept private rear garden and is located within easy reach of Stoneleigh Broadway and Stoneleigh train station. Worcester Park high street is also close by and both town centres offer a variety of shops, restaurants and fast and frequent services into Central London.

This is a sought after residential area with numerous well regarded schools close by, including Mead Infant School and Auriol Junior School. There are a number of parks nearby including the historic Nonsuch Park and both the M25 and A3 are easily accessible giving a straightforward route into London as well as towards both Heathrow and Gatwick international airports.

Accommodation

Covered entrance
Obscure double glazed composite front door to..

Entrance hall
Wood laminate flooring, covered radiator, under stairs storage cupboard, wall mounted “nest” heating control.

Lounge/diner
UPVC double glazed patio doors to rear aspect, wood laminate flooring, covered radiator.

Kitchen
Modern range of fitted wall units with matching





cupboards and drawers below, quartz effect worktops with inlaid stainless steel sink and brushed chrome mixer tap, integrated dishwasher, integrated oven/grill, space and plumbing for washing machine, space for tall standing fridge/freezer, cupboard housing “Worcester” combination boiler, inlaid hob with extractor fan above, tiled splash back, wood laminate flooring, UPVC double glazed window to side aspect and door leading to garden.

Bedroom one

UPVC double glazed window to front aspect, wood laminate flooring, covered radiator.

Bedroom two

UPVC double glazed windows to side and front aspects, wood laminate flooring, covered radiator.

Bathroom

Luxury three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower with hand attachment, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel, tiled flooring with underfloor heating, display mirror with sensor, extractor fan, obscure UPVC double glazed window to rear aspect.



Rear garden (Easterly aspect)

Approximately 30ft

Large porcelain paved patio area, centered lawn section, fence enclosed, outside tap, gated side access.

Front garden

Lawn areas with footpath and patio leading to front, brick wall border.



BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

Floor Plan

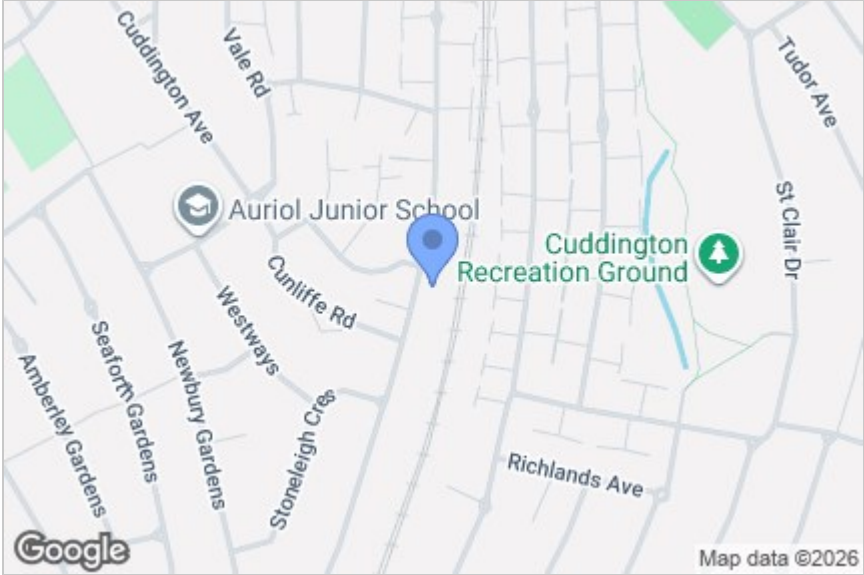


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

