



3 HEREFORD CLOSE, EPSOM, KT18 5DZ

**MICHAEL EVERETT & Co**  
*... A Moving Experience*

A ground floor, two double bedroom maisonette, modernised to a good standard, within a stone's throw of Epsom town centre and station. The property is offered to the market with off street parking, private garden and the benefit of no onward chain.

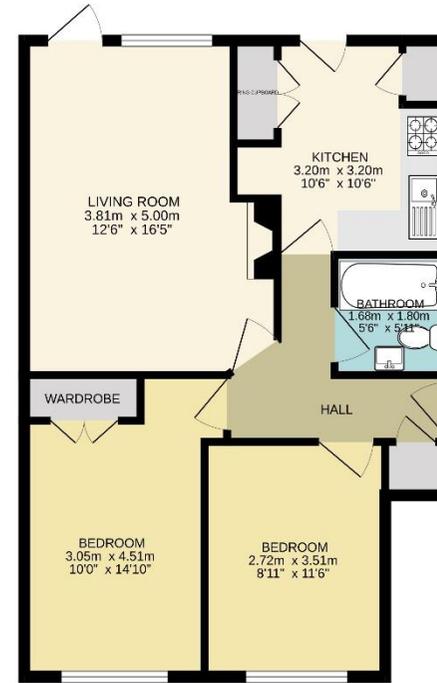
Pathway leads to front door. Polished Oak flooring to Hallway, Lounge and both Bedrooms. Living Room: picture window with Patio door to own private rear garden, fireplace with Gas fire .Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel circular sink and drainer with mixer taps, four ring gas hob with extractor above and oven below, washing machine, cupboard housing Potterton boiler, adjacent space for fridge freezer, walls part tiled in modern ceramics, tiled flooring ,door to garden. Bedroom One: window overlooking front garden, built in cupboards. Bedroom Two: picture window overlooking front garden. Re-Fitted Bathroom, panel enclosed bath with shower attachment, wash hand basin set in vanity unit, low level w.c., walls fully tiled, with tiled flooring. Double glazed throughout.

Outside, well maintained front and rear garden, parking space at rear of driveway (potential for garage subject to planning permission). Useful outdoor storage cupboard.

EPC: D  
Council Tax Band: C

Unexpired Lease: 932 Years  
Service/Maintenance Charge: £0 per annum  
Ground Rent: £10 per annum

**Asking Price £395,000 Leasehold**



Ground floor  
57.4 sq.m. (618 sq.ft.) approx.

TOTAL FLOOR AREA : 57.4 sq.m. (618 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Date: 10th February 2024



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.