



The Greenway, Epsom

The **PERSONAL** Agent

Offers In Excess Of £350,000 Leasehold

- Two double bedrooms
- Spacious & bright
- Ground floor maisonette
- Stylish & contemporary
- Private rear garden and front garden
- Two off street parking spaces
- Lounge/diner with feature fireplace
- Modern integrated kitchen
- Luxury bathroom
- Periphery of Epsom Common

Located on the edge of Epsom Common within the popular Wells Estate, this beautifully presented ground floor maisonette has benefited from numerous quality upgrades. The property offers two double bedrooms, an Easterly facing private garden, two off-street parking spaces, generous room sizes and excellent storage throughout.

With a stylish, contemporary finish, it is ideal for first-time buyers or those looking to downsize without compromise. The Wells is surrounded by hundreds of acres of woodland, with bridle paths and walks leading to the picturesque Stamford Green conservation area, duck pond and local pubs. This unique home combines a semi-rural setting with easy walking access to Epsom town centre and the mainline station.

With its own front door, the amazing feel and genuine amount of natural light in this property is immediately evident. The living/dining room measures 14ft x 11ft and comfortably homes the two defined areas of the lounge and dining areas along with a centre piece wood burner.



The modern contemporary kitchen has been cleverly fitted to make the very most of the available space along with stylish fixtures and the bathroom has a real luxury feel. Further noteworthy points to mention include an Easterly facing rear garden, front garden and two parking spaces.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for shopping, dining and socialising.

For leisure, the town is surrounded by beautiful green spaces, including Horton Country Park with its adventure farm and nature trails, Epsom Common and the iconic Epsom Downs Racecourse. These provide an excellent setting for walking, cycling and enjoying the outdoors.

Epsom is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside popular primary

schools. Independent options include Epsom College, Freemans and Downsends, while UCA and Laines Theatre Arts add to the town's creative character.

Transport links are excellent, with frequent direct trains from Epsom station to London Victoria and Waterloo, with journey times of approximately 35–45 minutes. The M25 and A3 are also easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away.

Tenure - Leasehold
Length of lease (years remaining) - 90
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



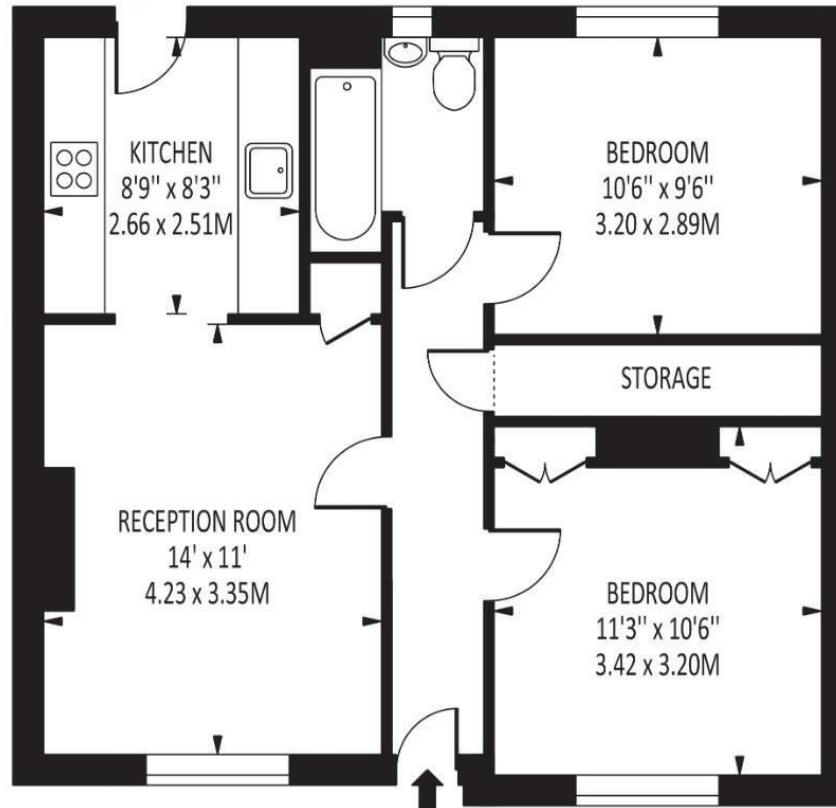


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Melton Flats

Total Area: 580 SQ FT • 53.84 SQ M
(Including Restricted Height Area)
Restricted Height Area : 24 SQ FT • 2.24 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

