



Stoneleigh Broadway, Epsom, Surrey, KT17 2JA
Asking price £350,000

Stoneleigh Broadway, Epsom, Surrey, KT17 2JA

- Split-level Maisonette
- Two double sized bedrooms
 - Long lease
 - Garage en bloc
 - Balcony
- 2 min walk to Stoneleigh Station
- Close to all local amenities
 - Modern Kitchen
 - "Commuters dream"

Kaybridge are delighted to offer for sale this stunning 2 bedroom split - level maisonette located in the heart of Stoneleigh Broadway, close to all local amenities, ideally situated and within walking distance of Stoneleigh Station, with Zone 4 rail service to London Waterloo.

On the ground floor the property consists of an entrance hallway leading you through to a separate modern kitchen/breakfast room which opens to a spacious living room leading onto a sunny south facing balcony area.

Whilst Upstairs the property benefits from a master and second double bedroom with fitted wardrobes. The family bath and shower room is well appointed and finished to a high standard. Further to this the rear of the property provides parking and garage en bloc.





Viewings by appointment only

Contact Kaybridge Residential on 0208 004 0474 as soon as possible to arrange your appointment to view and avoid disappointment.

Thinking Of Selling

Achieving the best price for your home and completing the sale smoothly - in a time-frame that suits you – are key to a successful property sale.

Please call for a free no obligation market appraisal of your home.

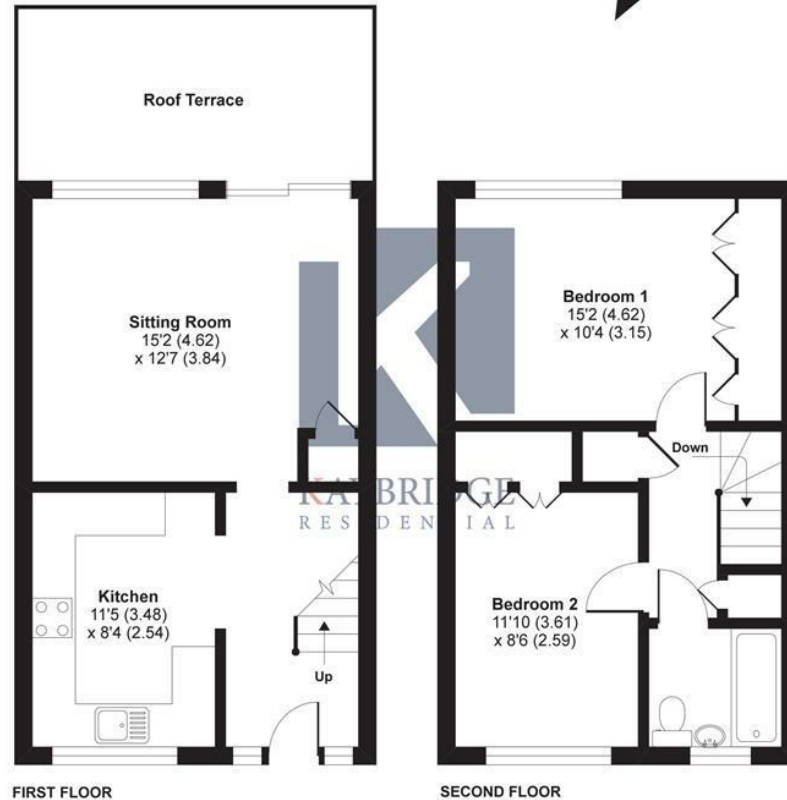
Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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APPROX. GROSS INTERNAL FLOOR AREA 774 SQ FT 71.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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