



**STONELEIGH PARK ROAD, EPSOM, SURREY, KT19**

**£380,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM  
GROUND FLOOR MAISONETTE FEATURING A PRIVATE  
REAR GARDEN SET CLOSE TO STONELEIGH STATION**

**Winkworth**

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## AT A GLANCE

- Brand New Extended Lease Upon Completion
- Ground Floor Maisonette
- Private Garden
- Front Garden
- Close To Stoneleigh Station
- 2 Double Bedrooms
- Entrance Hall
- Living Room
- Modern Fitted Kitchen
- Bathroom
- Store Cupboard
- Council Tax Band C
- EPC Rating C

## DESCRIPTION

**\*\*\*Brand New Extended Lease Upon Completion\*\*\***

This immaculately presented two double bedroom ground floor maisonette features 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.

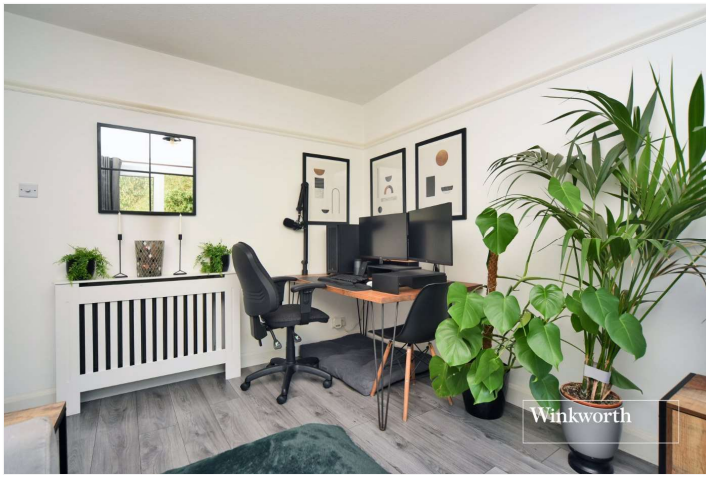
The accommodation comprises an entrance hall with two storage cupboards, a spacious living room with double doors onto the garden, a recently renovated modern fitted kitchen, two well-proportioned double bedrooms and a family bathroom.

Externally, the private rear garden has a surrounded woodland view, is mostly laid to lawn and includes a patio area ideal for outside dining and socialising. To the front, there is a large area of lawn.

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.

The current lease length is 86 years approx, the current owners are renewing the lease upon completion of a sale. There will be a minimum of 45 years added to the existing lease of 86 years, meaning 125 years approx upon completion of sale.





## ACCOMMODATION

### Entrance Hall

**Living Room** - 13'6" x 10'1" max (4.11m x 3.07m max)

**Kitchen** - 9'10" x 7'5" max (3m x 2.26m max)

**Bedroom** - 14' x 12'2" max (4.27m x 3.7m max)

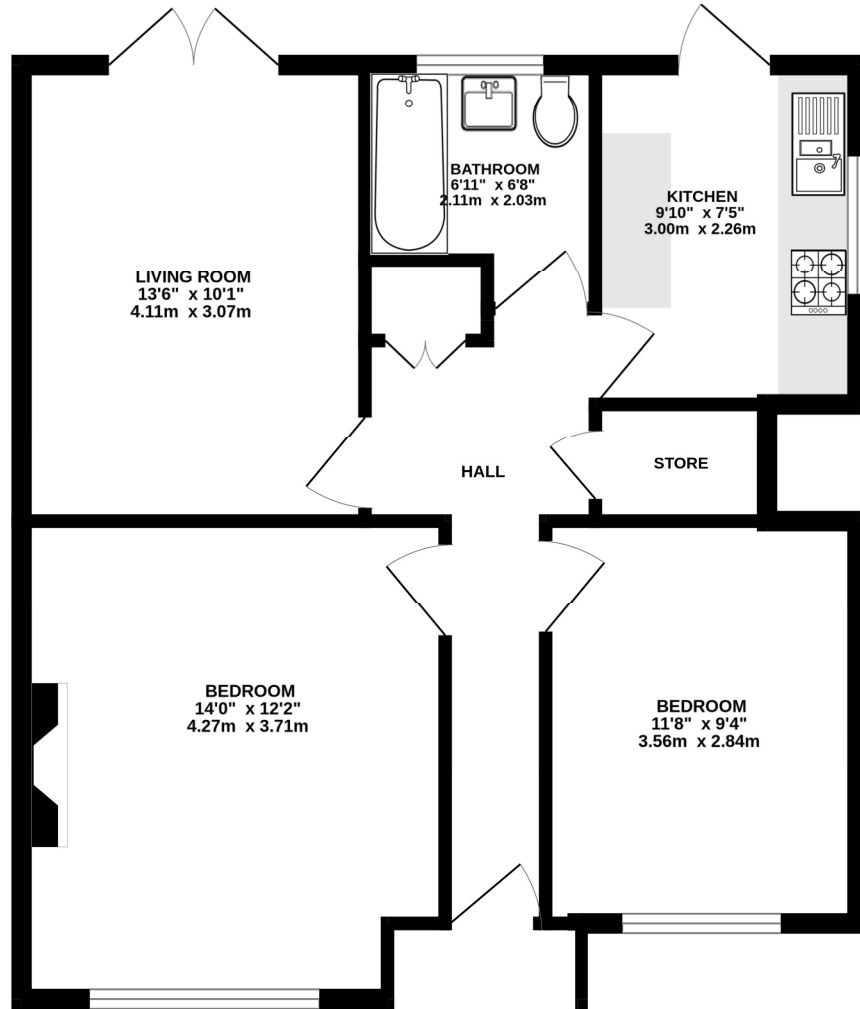
**Bedroom** - 11'8" x 9'4" max (3.56m x 2.84m max)

**Bathroom** - 6'11" x 6'8" max (2.1m x 2.03m max)

**Rear Garden** - Approx. 32ft

**Front Garden** - Approx. 40ft

**Stoneleigh Park Road, Epsom KT19 0RQ**  
 INTERNAL FLOOR AREA (APPROX.) 640 sq ft/ 59.4 sq m  
 Garden extends to 32' (9.75m) rear and 40' (12.19m) front approx.



GROUND FLOOR MAISONETTE

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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