



**TREEMOUNT COURT**, GROVE AVENUE, EPSOM, SURREY, KT17

OFFERS IN EXCESS OF **£500,000**

**Winkworth**





## TREEMOUNT COURT

GROVE AVENUE, EPSOM, SURREY, KT17

**A SPACIOUS THREE BEDROOM GROUND FLOOR MAISONETTE SET IN A PRIME POSITION WITHIN EPSOM'S COLLEGE AREA. THE PROPERTY OFFERS A 900+ YEAR LEASE, A PRIVATE 47FT X 40FT REAR GARDEN WITH PURPOSE BUILT HOME OFFICE, GARAGE EN BLOC AND PERMIT PARKING.**

Treemount Court is a private cul de sac in Epsom's College Area. Just a short walk from excellent local schools, mainline rail links and Epsom town centre which offers a range of bars and restaurants and comprehensive shopping. The introduction of residents parking permits in the cul de sac means that there is on street parking readily available in addition to the garage.



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This deceptively spacious three bedroom ground floor maisonette has a bright contemporary finish throughout, private garden with purpose built home office, and enjoys its own private front door and garage in a block. The property also benefits from having no maintenance or service charges.

The living room enjoys an abundance of natural light and links to the dining area that offers a wonderful outlook over the rear garden. The well equipped contemporary kitchen/breakfast room is stunning and provides direct access to the private rear garden. The modern home office has power, lighting and wifi and is perfect for those that need to work from home.

The three generously proportioned bedrooms are all genuine double rooms and are served by a family bathroom and separate refurbished shower/wet room. Three bedroom versions of these maisonettes are rarely available.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafes, restaurants and pubs available locally. The property is within easy reach of Epsom Downs, the home of The Derby.



## BANSTEAD OFFICE

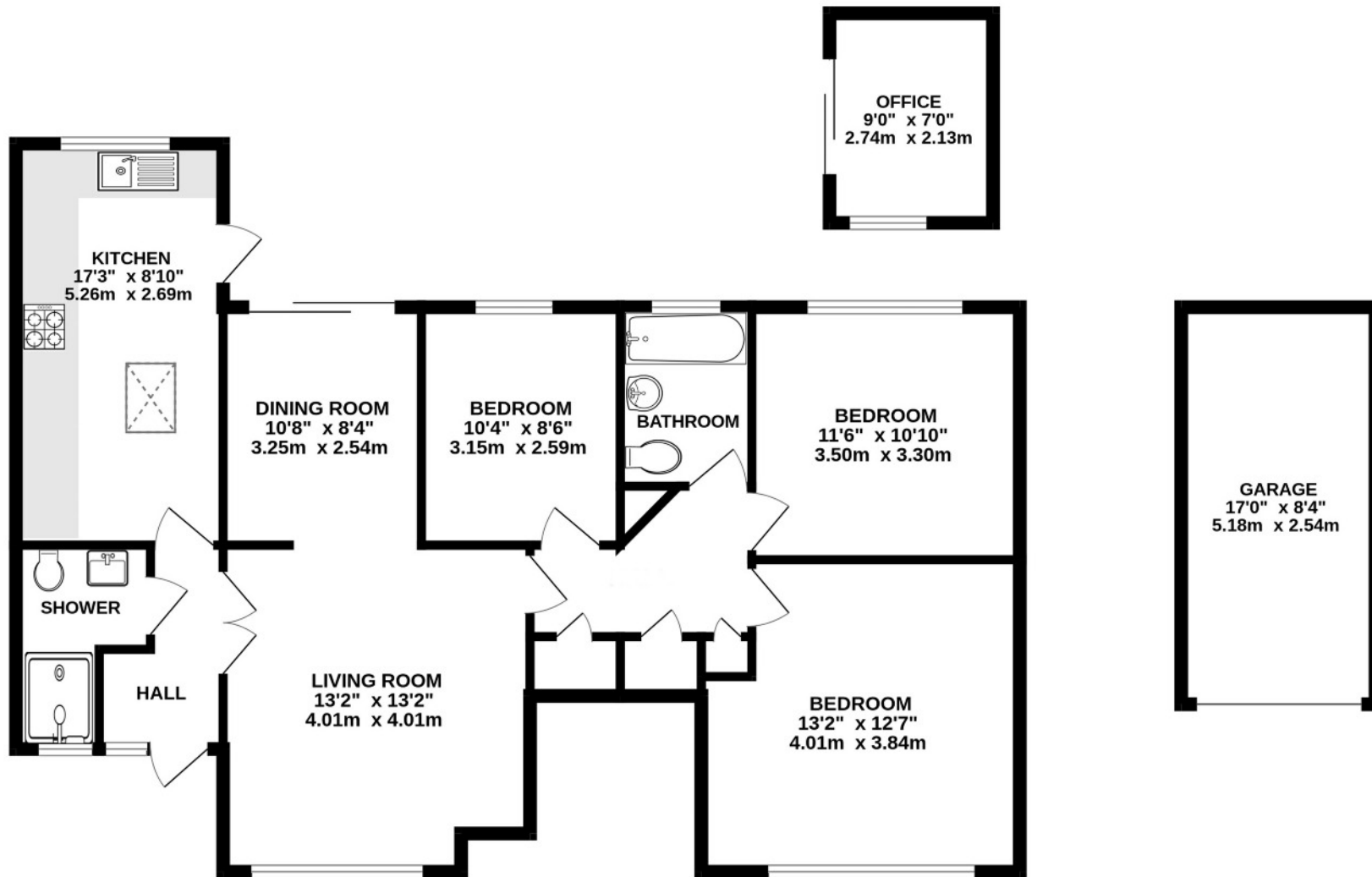
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### AT A GLANCE...

- Entrance Hall
- Living Room - 13'2" x 13'2" (4.01m x 4.01m)
- Kitchen - 17'3" x 8'10" (5.26m x 2.69m)
- Dining Room - 10'8" x 8'4" (3.25m x 2.54m)
- Bedroom 1 - 13'2" x 12'7" (4.01m x 3.84m)
- Bedroom 2 - 11'6" x 10'10" (3.50m x 3.30m)
- Bedroom 3 - 10'4" x 8'6" (3.15m x 2.59m)
- Family Bathroom
- Shower Room
  
- Rear Garden - 40' (12.19m) approximately
- Home Office - 9'0" x 7'0" (2.74m x 2.13m)
  
- Garage En Bloc - 17'0" x 8'4" (5.18m x 2.54m)







GROUND FLOOR GARDEN FLAT

**Treemount Court, Epsom**  
 INTERNAL FLOOR AREA (APPROX.) 1016 sq ft/ 94.4 sq m  
 Excluding separate office and garage  
 Garden extends to 40' (12.19m) approx.

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 © 2023.

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>		
(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		73	78
EU Directive 2002/91/EC			



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## Banstead office

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