



Coxdean

Epsom, KT18 5TH

Asking price £472,500

 **The local agent**
thelocalagent.co.uk



31 Coxdean, Epsom, KT18 5TH

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This spacious extended family house offers over 1000 sf ft of accommodation and is offered in good condition throughout.

Accommodation consists of four bedrooms, a large fitted kitchen/breakfast room, separate lounge, modern family bathroom and downstairs WC.

Outside there is a good size garden with brick built storage/workshop to the rear and off street parking to the front of the property for 2 cars.

Other benefits include double glazing, gas central and loft space. The additional fourth bedroom is downstairs opposite the WC and is ideal for a guest room, office or playroom.

Get in touch to arrange viewing of this lovely family home on the edge of Epsom Downs.

Property Features

1059sq ft Of Accommodation
Four Bedrooms
Spacious Lounge
Fitted Kitchen/Breakfast Room
Luxury Family Bathroom
Downstairs WC
Garden With Brick Built Storage Shed
Off Street Parking For 2 Cars

Council Tax Band: D

Tenure: Freehold

EPC Rating:D

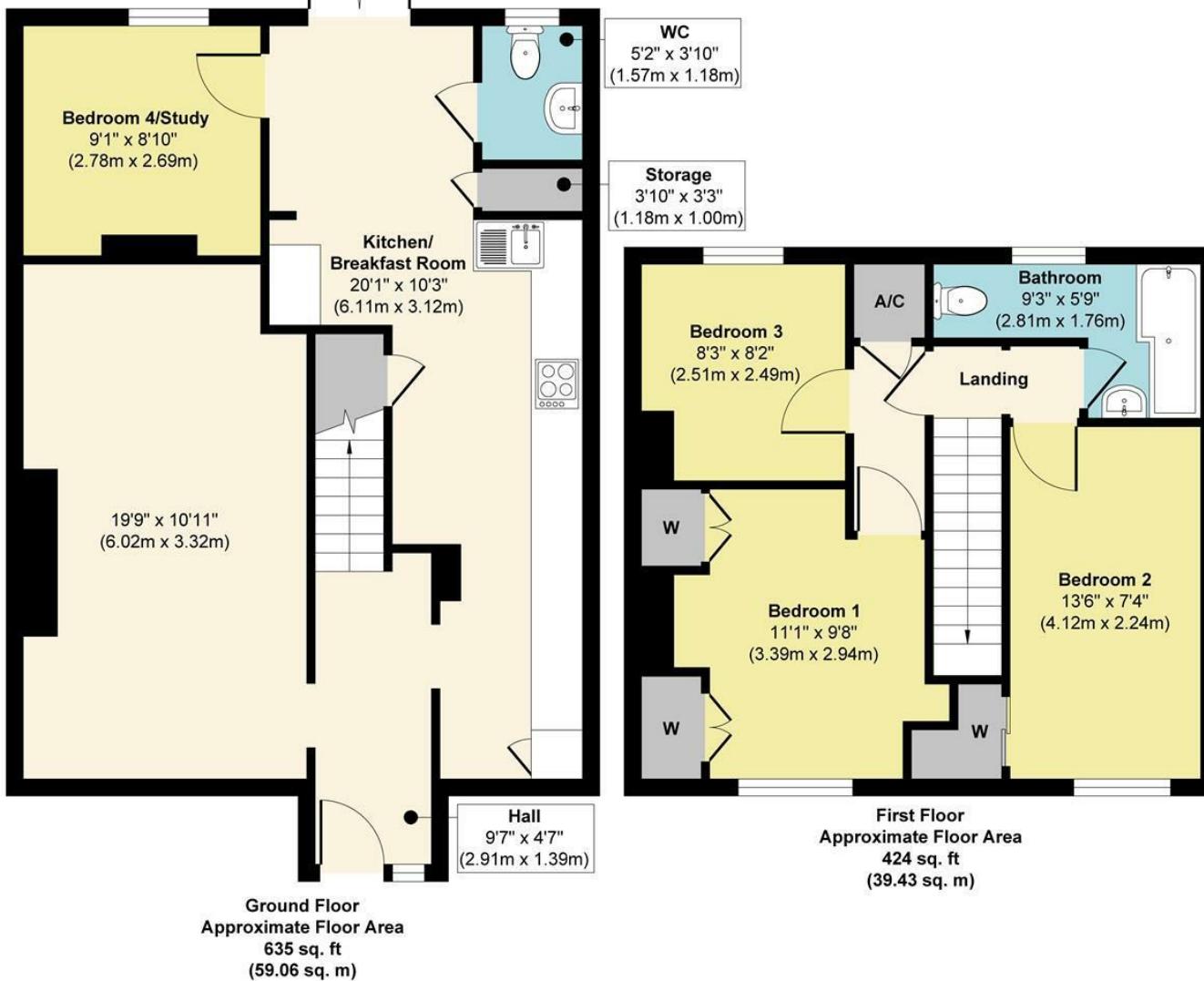
Total approximate floor area: 1059.00 sq ft



Location

The property is on the edge of the open spaces of Epsom Downs and Tattenham Corner with all local amenities nearby including the shopping parade at Tattenham Corner with a train station in zone 6, bus routes, restaurants, a library, doctors and dentist. There is the new gym located just up the road and are also two schools nearby, Shawley Way and Epsom Downs.

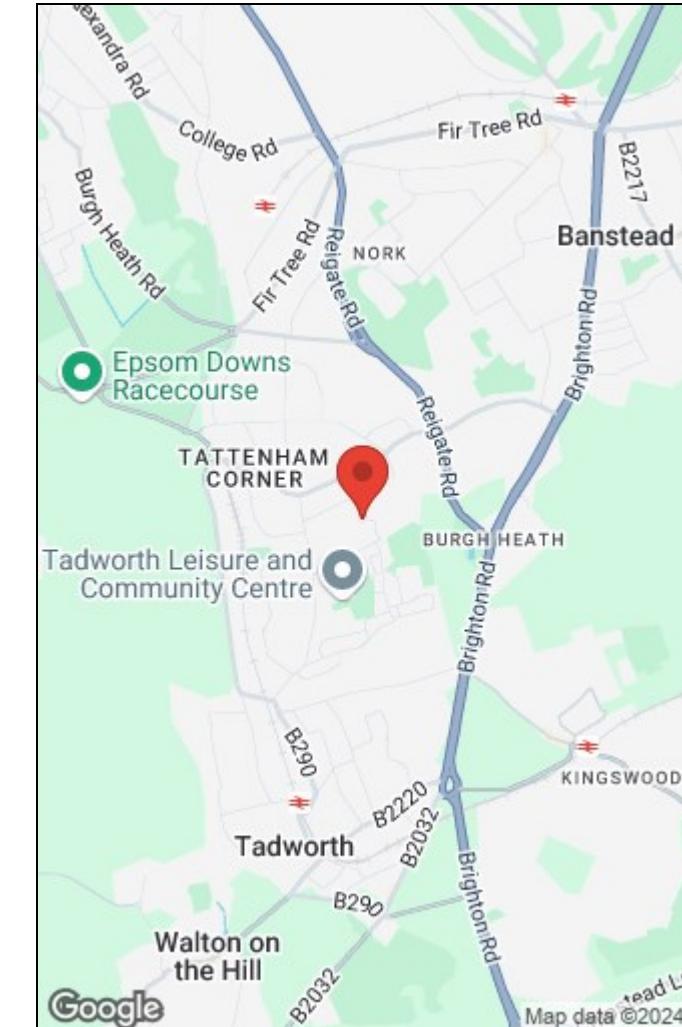




Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	
(81-91)	B	68	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	