



**BEACONSFIELD ROAD, EPSOM, SURREY, KT18**

**£375,000**

LEASEHOLD

**Winkworth**





BEACONSFIELD ROAD  
EPSOM, SURREY, KT18

A BEAUTIFULLY PRESENTED TWO  
BEDROOM GROUND FLOOR MAISONETTE  
WITH FAR REACHING VIEWS OF THE  
COUNTRYSIDE.

Situated within the quiet village of Langley Vale, on the edge of Epsom Downs. Close to the well-regarded Vale Primary School, local shops, and within a short drive of Epsom Town Centre with its busy high street and mainline station, which offers frequent services to London Waterloo and Victoria.



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This delightful ground floor maisonette has recently been refurbished, with a bright contemporary finish throughout.

The living accommodation briefly comprises; a welcoming hallway, a lounge/dining room with a feature fireplace and french doors opening into the garden to the rear, a modern kitchen with high gloss units, ample worktop space and some integrated appliances, including eye level oven.

There are two spacious double bedrooms, with fitted wardrobes in the principal bedroom. The bathroom is finished to a high spec, and has a bath with a wall mounted shower attachment, and a vanity unit with basin.

Additional benefits include a private entrance, gas central heating, double glazing, and direct access to a private garden, with fantastic views beyond. The property also includes a secure outhouse for additional storage, providing a convenient space for bikes, tools, etc.

Outside, the attractive front communal gardens are maintained all year round.

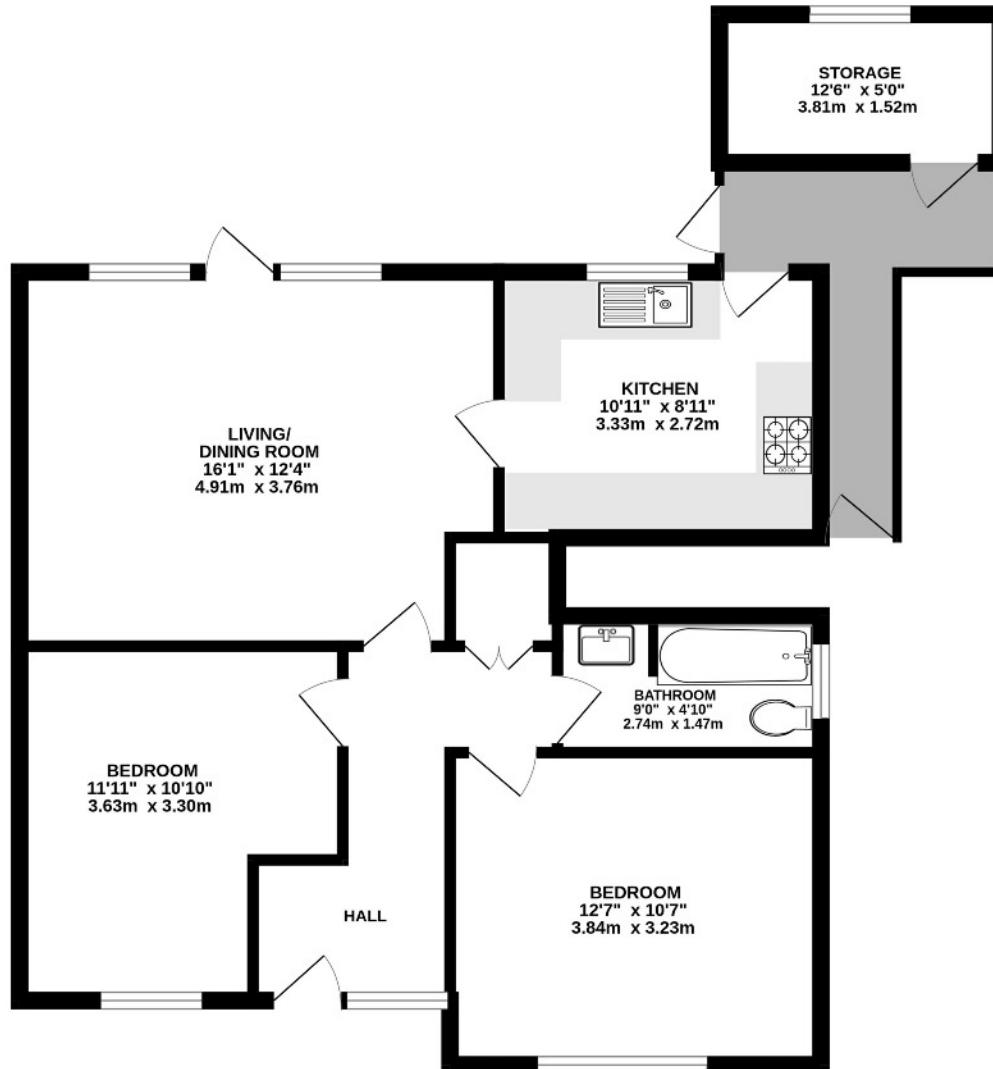
All in all a superb property in a very sought-after semi-rural location, with direct access onto Epsom Downs, ideal for countryside walks, with a choice of country pubs.

AT A GLANCE...

- Entrance Hall
- Living/Dining Room - 16'1" x 12'4" (4.91m x 3.76m)
- Kitchen - 10'11" x 8'11" (3.33m x 2.72m)
- Bedroom 1 - 12'7" x 10'7" (3.84m x 3.23m)
- Bedroom 2 - 11'11" x 10'10" (3.63m x 3.30m)
- Bathroom - 9'0" x 4'10" (2.74m x 1.47m)
- Secure Outbuilding - 12'6" x 5'0" (3.81m x 1.52m)
- Garden - 35' (10.67m)
- Council Tax Band - C







GROUND FLOOR MAISONETTE

**Beaconsfield Road, Epsom**

INTERNAL FLOOR AREA (APPROX.) 678 sq ft / 63.0 sq m

Excluding Outbuilding

Garden extends to 35 ft / 10.67 sq m.

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 © 2025.

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