



15 Victoria Place

Epsom, Surrey, KT17 1BX

Asking Price £500,000



Thomas & May is delighted to bring to the market this attractive three bedroom Victorian semi-detached house located in a popular residential cul-de sac within 0.5 miles of Epsom town centre with its shops, local amenities and station with excellent links to London. Accommodation comprises two reception rooms, fitted kitchen, bathroom, three bedrooms, one with ensuite shower. The property also benefits from off-street parking and a south west facing rear garden. No onward chain.



ENTRANCE

Wooden front door with frosted glass inserts leading to ENTRANCE HALL, smoke alarm, door to:

SITTING ROOM 12'6" x 12'0" (3.81 x 3.66)

Front aspect double glazed bay window, radiator, power points, cable tv point, telephone point, two built in storage cupboards, one housing electric meter.

DINING ROOM 12'6" x 10'6" (3.81 x 3.20)

Rear aspect double glazed window, thermostat control for central heating, radiator, power points, under stairs storage cupboard housing gas meter, door to:

KITCHEN 9'1" x 6'10" (2.77 x 2.08)

Side aspect double glazed window, double glazed door opening onto patio, range of wall and base units, roll edge marble effect work top, one and a half bowl sink with mixer tap, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for oven with extractor fan over, power points, tiled floor, part tiled walls, door to:

BATHROOM

Rear aspect double glazed frosted window, side aspect double glazed window, three piece suite comprising of a low level wc, pedestal sink, panel enclosed bath, tiled floor, tiled walls, radiator, extractor fan, cupboard housing boiler.

STAIRS

Leading to first floor landing, door to:

BEDROOM 1 12'0" x 10'10" (3.66 x 3.30)

Front aspect double glazed window, radiator, power points, door to:

SHOWER ROOM

Shower cubicle with power shower, tiled walls, tiled floor, extractor fan.

BEDROOM 2 12'0" x 10'6" (3.66 x 3.20)

Rear aspect double glazed window, radiator, power points, door to:

BEDROOM 3 8'11" x 6'10" (2.72 x 2.08)

Rear aspect double glazed window, power points, radiator.

OUTSIDE

FRONT

Block paved drive with off street parking, path leading to front door, gate giving side access.

REAR

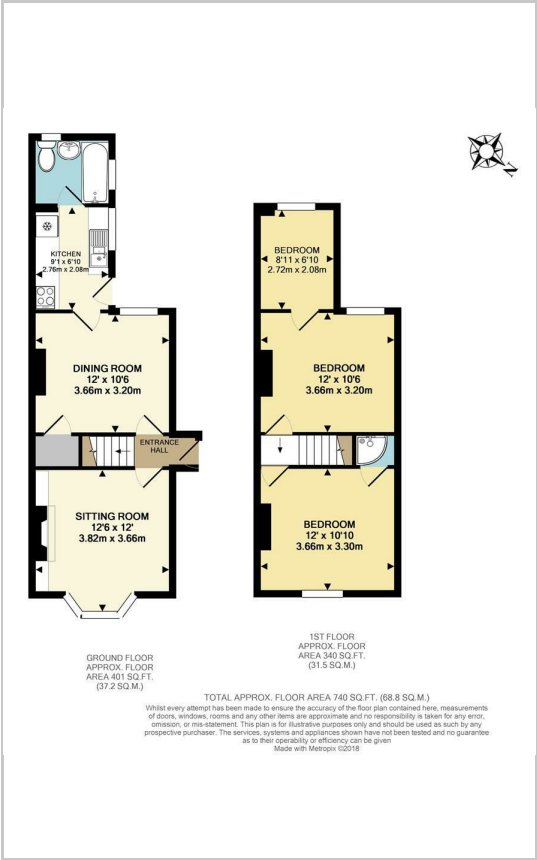
Fence enclosed rear garden, laid mainly to lawn, patio area, timber shed.

COUNCIL TAX BAND D

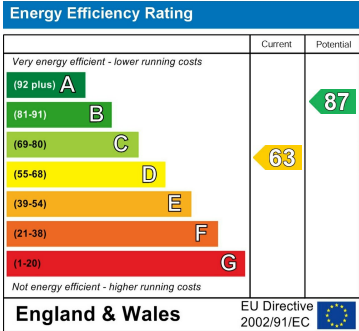
Area Map



Floor Plans



Energy Efficiency Graph



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