



120 Albert Road, Epsom, KT17 4EL
Asking Price £550,000

Thomas & May is delighted to offer this three bedroom family home located in the heart of the sought after College area of Epsom within the catchment area of several local schools and within walking distance of Epsom town centre with its excellent rail links to London, local shops and amenities. Accommodation comprises lounge, open plan kitchen/dining room, three bedrooms and a family bathroom. The property benefits from a large south facing rear garden and off street parking.

Porch

Double glazed door opening into porch.

Entrance Hall

Wooden front door leading to hall, radiator, power points, understairs storage cupboard, thermostat control for central heating, door leading to.

Lounge 12'0" x 11'8" (3.68 x 3.58)

Front aspect double glazed windows, feature fireplace with electric fire, radiator, power points, telephone point, TV aerial point, arch leading to.

Kitchen / Dining Room 18'9" x 11'10" (5.72 x 3.61)

Dining Area

Rear aspect double glazed French doors opening into rear garden with adjacent double glazed window, radiator, power points.

Kitchen

Rear aspect double glazed window, range of wall and base units, one and a half bowl stainless steel sink with drainer and mixer tap, integrated Bosch oven, integrated hob with extractor fan over, space for washing machine, space for fridge/freezer, power points, tiled walls.

Stairs

Turning staircase leading to first floor landing which has airing cupboard housing Worcester boiler, hatch giving access to part boarded loft via loft ladder, doors to.

Bedroom One 13'10" x 11'8" (4.24 x 3.58)

Front aspect double glazed window, fitted wardrobe, radiator, power points.

Bedroom Two 11'10" x 11'3" (3.63 x 3.43)

Rear aspect double glazed window, radiator, power points.

Bedroom Three 8'9" x 6'0" (2.69 x 1.85)

Front aspect double glazed window, radiator, power points.

Bathroom

Rear aspect double glazed frosted windows, three piece suite comprising low level wc, pedestal basin, panel enclosed bath with mixer tap and shower attachment, power shower with shower screen.

Outside

Front

Block paved drive with off street parking for two cars.

Rear Garden

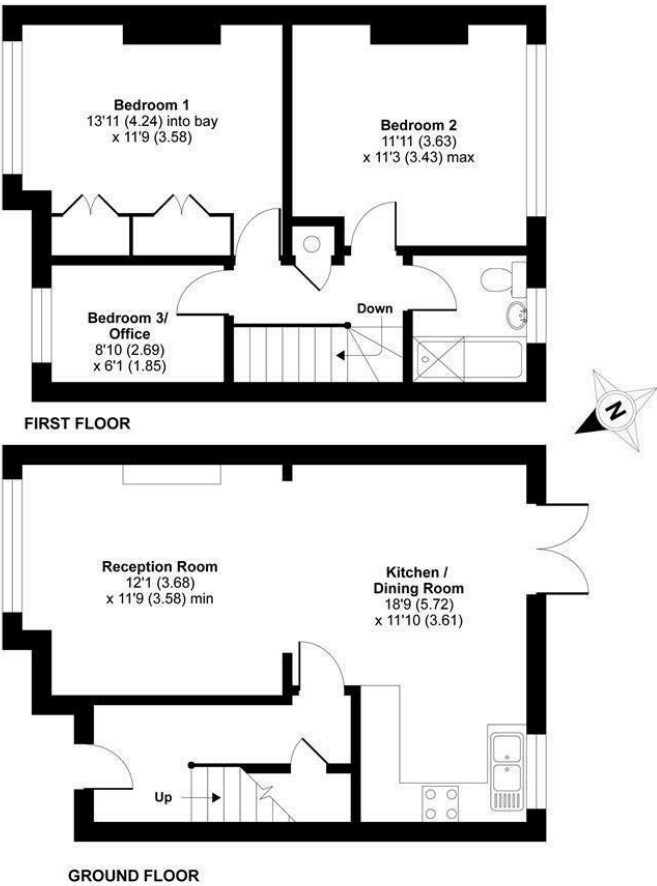
Panel fence enclosed rear garden laid mainly to lawn with mature shrub borders, patio, outside tap.

Council Tax Band D

Floor Plan

Albert Road, Epsom, KT17

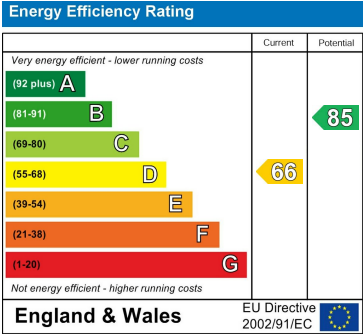
Approximate Area = 916 sq ft / 85.1 sq m
For identification only - Not to scale



Area Map



Energy Efficiency Graph



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