



Albert Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Freehold

- No Chain
- Victorian Semi Detached Home
- Two Double Bedrooms
- Lounge with Fireplace
- Kitchen
- Bathroom
- Scope to Extend (STPP)
- Pretty Garden
- Permit Parking
- Superb Location

Set in an idyllic position within Epsom's sought after College Area, this beautiful Victorian semi-detached house is offered to the market with no chain. The property will appeal to young professional couples and downsizers alike, due to its close proximity to Epsom High Street and Station. Albert Road has recently benefited from the introduction of residents parking permits meaning that on street parking is now also readily available.

The property offers the perfect opportunity for the new owner to place their own stamp on it. There is scope to update with some decorative changes, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently already offers and what it could



potentially be.

The accommodation is arranged over two floors and comprises a lounge with fireplace, separate dining room, kitchen, family bathroom with white suite and two double bedrooms. The property also benefits further from double glazing and gas central heating.

The house and neighbouring properties are approached via a pretty footpath which runs down from Albert Road. There is a quaint, cottage style front garden and side access to a generous rear garden which is mainly laid to lawn.

Nearby 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 cafés, restaurants, and pubs available locally.

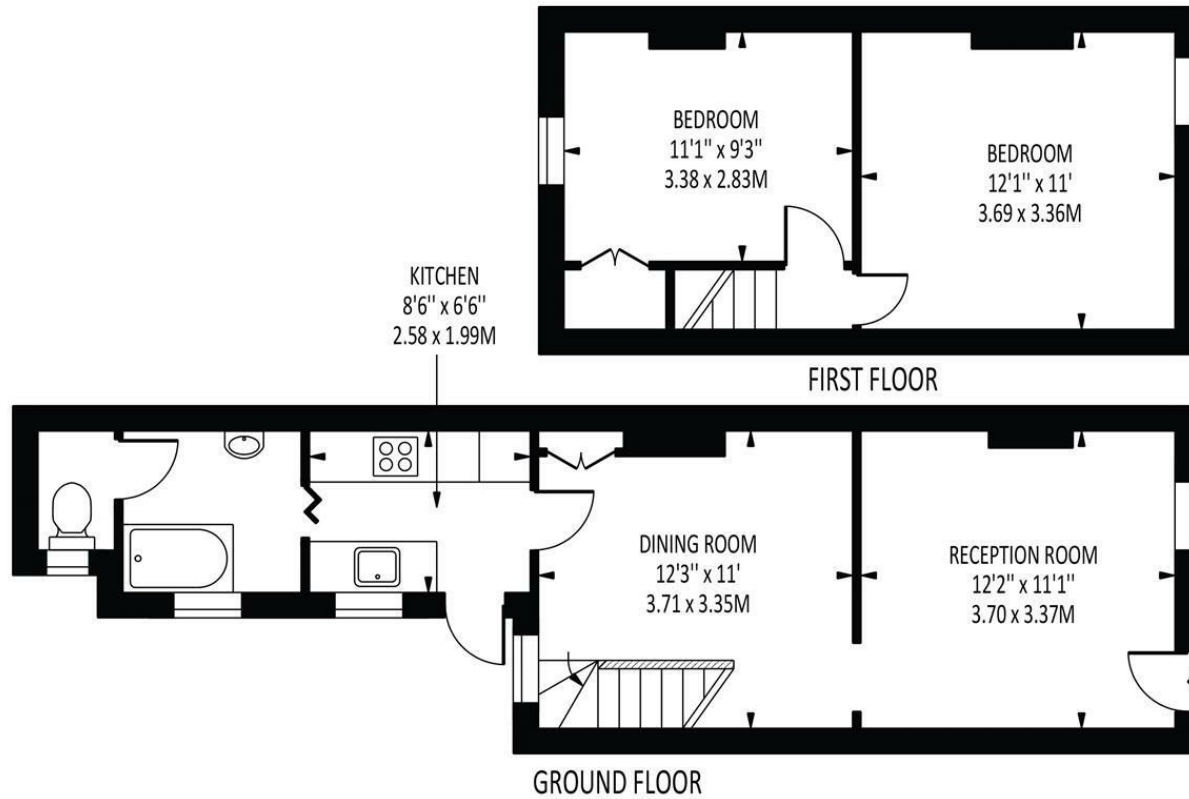
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold

Council Tax Band - D







Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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