



College Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £425,000 Freehold

- Stunning character cottage
- Grade II Listed
- Heart of The College Area
- Two double bedrooms
- Two reception rooms
- Well equipped kitchen
- Modern bathroom
- 70ft rear garden
- Short walk to town & station
- Stunning Character Fireplaces

Tucked away down a quiet path in the highly sought after College Area, this immaculately presented Grade II listed period cottage has been lovingly cared for by the current owner and is steeped in local history with a wealth of character and charm throughout.

As soon as you step through the front door the amazing feel of the property is immediately evident. The living room is centred around a beautiful feature fireplace and links to the dining room that benefits from a cottage style well equipped kitchen. A modern and contemporary bathroom completes the ground floor.

This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station. The property itself mirrors the superb location, so if you are looking for something with an abundance of



character and charm that sits within one of the rarest available locations, then please call us immediately to arrange your private showing.

The well balanced accommodation continues on the first floor with a beautiful master bedroom that enjoys a genuine boutique feel. The second bedroom offers a rear aspect window.

Further noteworthy points to mention include an approximately 70ft private rear garden that enjoys a decked seating area that really capitalises on privacy and sunlight during different times during the day.

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 - C



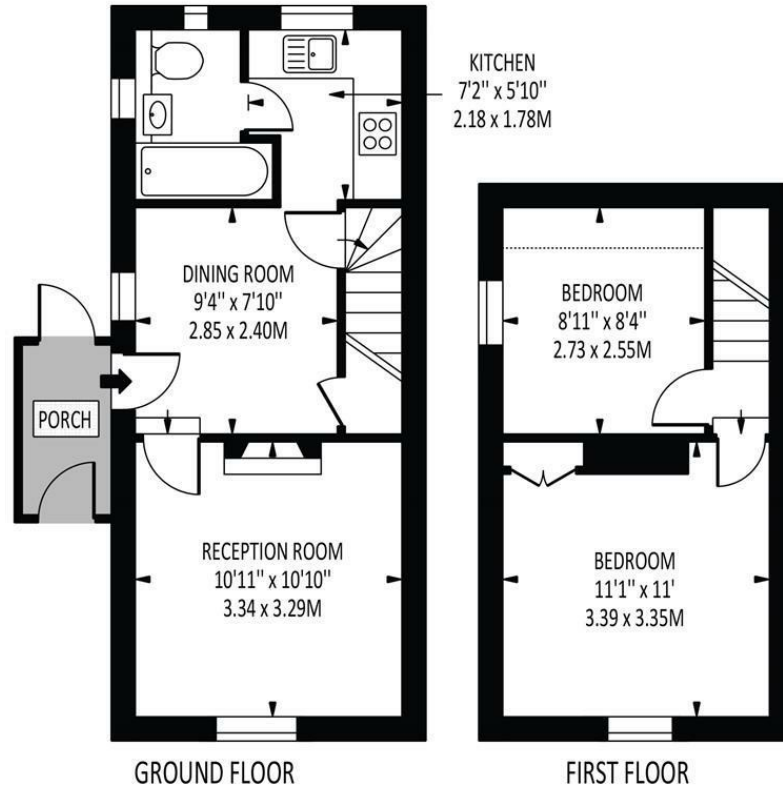


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### College Road

Total Area: 526 SQ. FT • 48.84 SQ. M  
 (Including Restricted Height Area)  
 Restricted Height Area: 13 SQ. FT • 1.25 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>46</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	

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.

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