



College Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- College Area location
- Victorian semi-detached
- Conservation Area
- Impressive 21ft reception room
- Modern kitchen with integrated appliances
- Two spacious bedrooms
- Contemporary bathroom with skylight
- Block paved frontage with parking
- Secluded rear garden
- Catchment of good schools

Set within the very heart of the highly sought after College Area of Epsom, a designated Conservation Area, Victorian properties with this price point are a rarity and an early viewing is strongly advised to fully appreciate the position and feel of this fine home.

The property is presented to a very good standard throughout and benefits from bright and light accommodation laid out over two floors. This home is a blank canvas and offers the fantastic opportunity to place your own stamp to customise and create a wonderful cottage home in one of the areas most favoured locations.

College Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.



The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine home.

Sole agent.

This property benefits from a wealth of charm with a ground floor offering a spacious 21ft reception/living room, a spacious and modern kitchen with integrated appliances and a door opening directly to the garden, contemporary downstairs bathroom with skylight allowing the light to flood in, master bedroom and a well proportioned second bedroom too.

Further noteworthy points include the brick blocked frontage that is used for off street parking and the private rear garden with side access which benefits from a great degree of seclusion.

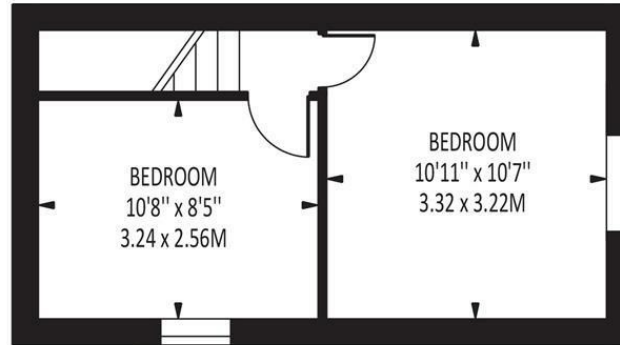
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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.

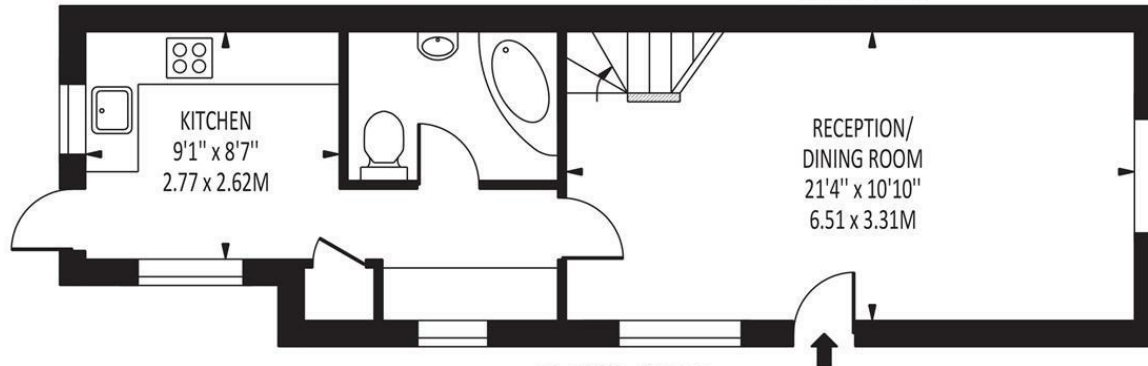
Tenure - Freehold
Council tax band - D







FIRST FLOOR



GROUND FLOOR

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) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
 2 West Street
 Epsom, Surrey, KT18 7RG
 01372 745 850

STONELEIGH/EWELL OFFICE
 62 Stoneleigh Broadway
 Stoneleigh, Surrey, KT17 2HS
 020 8393 9411

BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333699

LETTINGS & MANAGEMENT
 163 High Street
 Epsom, Surrey, KT19 8EW
 01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
 Registered in England No. 4398817.



The PERSONAL Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

