



Pitt Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £800,000 Freehold

- Heart of the College Area
- Stunning Edwardian home
- Three sizable bedrooms
- Living room & family area
- Kitchen/dining room
- Generous family bathroom
- 40ft rear garden
- Driveway with parking for 2 cars
- Walk to town & station
- Excellent school catchment



Situated in the highly desired, College Area of Epsom, this attractive Edwardian semi-detached home seamlessly blends high ceilings, amazing amounts of natural light with spacious and flexible accommodation.

This fine home benefits from generous living space with stylish and contemporary design touches throughout, including a stunning 21ft kitchen/dining room and 28ft dual use reception room that comfortably works as a living room and family room for the current owners.

The well designed accommodation provides the perfect layout for family living with defined reception rooms that flow in to each other in a layout that is perfect for entertaining, social occasions and most importantly, day to day life.

When you couple the generous space it provides with the

numerous stand out features, finding a more impressive home will be a very difficult task indeed. Sole agent.

As soon as you step through the front door the amazing feel of the property is immediately evident, with high ceilings, large windows flooding the property with natural light and a superb high level finish throughout.

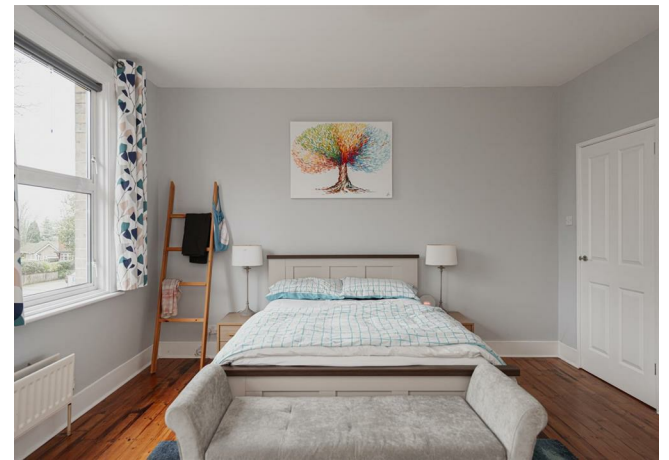
The large entrance hall gives access to the living room which in turn links to the family room that has French doors to the rear garden. The refitted and well equipped kitchen/dining room really is the heart of the home, doubling up as a fantastic entertaining space.

On the first floor are three incredibly well proportioned bedrooms and a spacious family bathroom. Further noteworthy points to mention include a 40ft mature rear garden and a driveway with parking for two cars.

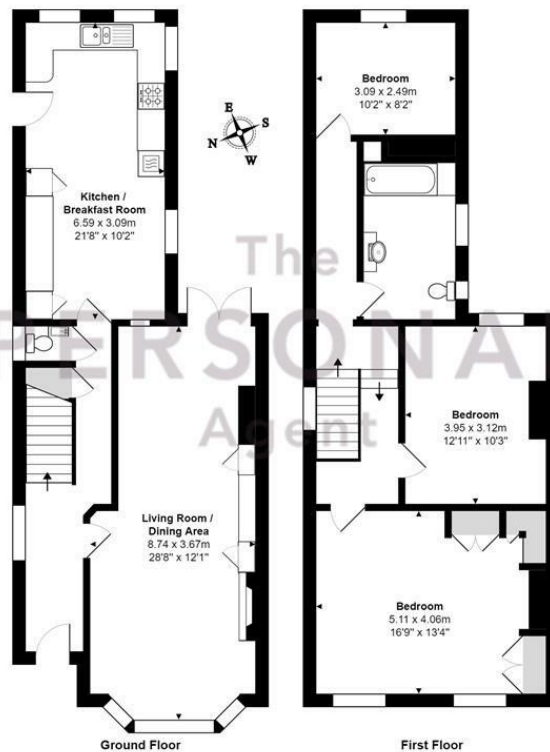
The town centre and railway station is approximately 0.5 Miles away, with easy walking access to the station, which takes on average around 12 minutes.

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. 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 - E







Pitt Road, Epsom
 Total Area: 125.1 m² ... 1347 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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The
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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