



Bramble Walk, Epsom

The **PERSONAL** Agent

£500,000

Freehold

- Semi-detached Victorian cottage
- Superb, tucked away position
- Exposed floorboards & fireplaces
- Two reception rooms
- Two double bedrooms
- Bonus Loft room with Velux windows
- Attractive front & rear gardens
- Stamford Green Conservation Area
- Close to Town & Station
- Well placed for local schools



Set in a hugely popular position within Epsom's Stamford Green Conservation Area, this delightful Victorian home enjoys a peaceful, semi rural feel. The property is finished in a contemporary style which blends wonderfully with the original period features. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses. Convenience is never far away with Epsom town centre and its many leisure/retail facilities and railway station just 12 minutes walk away.

The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park

and manages to balance a rural feel with easy accessibility to the amenities of the town.

The Personal Agent are delighted to offer to the market this attractive Victorian home which is located firmly within the catchment for Stamford Green Primary School. The house is tucked away being set along a quaint footpath just a few minutes walk from The Cricketers pub.

The accommodation comprises an entrance porch, living room with feature fireplace, separate dining room, contemporary kitchen, modern family bathroom and two double bedrooms.

On the second floor the loft offers a truly useful and flexible space and has been used in the past as an extra bedroom or a work from home study. It is fully boarded and plastered with a Velux window and loads of eaves storage and is accessed via a half-tread staircase. There are pretty gardens to the front and rear, both of which enjoy a good degree of privacy.

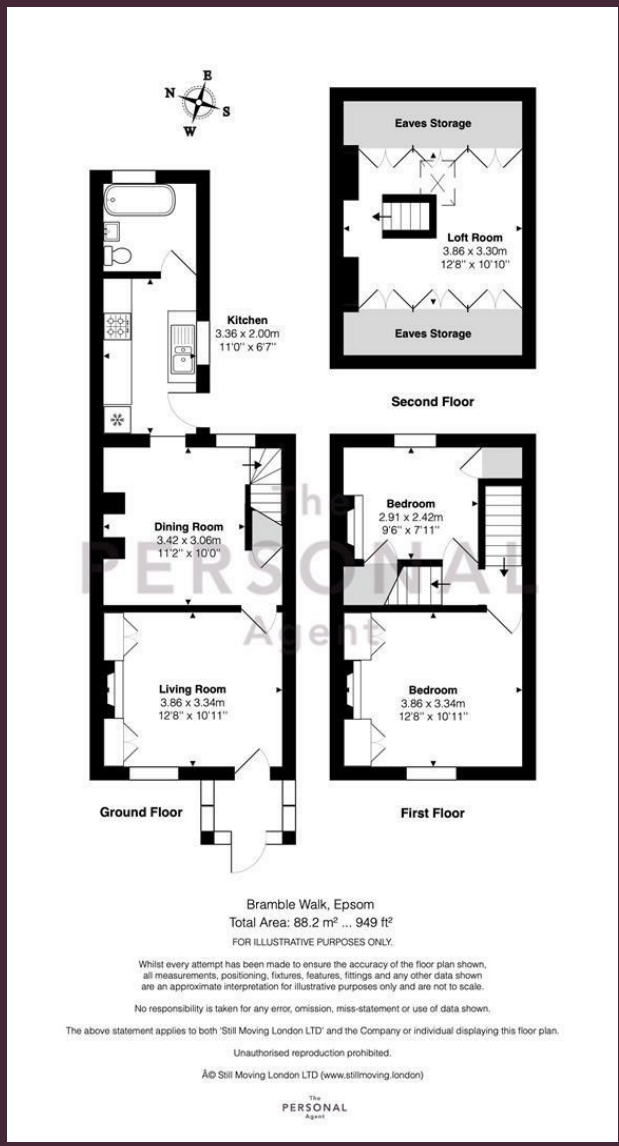
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

