



Church Road, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Heart of the sought after College Area
- No ongoing chain
- Huge scope to modernise or extend STPP
- Two generous double bedrooms
- 26ft open-plan reception space
- Downstairs cloakroom & shower room
- Large upstairs bathroom
- Useful loft space
- Rear garden & residents permit parking
- Excellent school catchment & access to town



Set within the heart of the College Area, The Personal Agent are proud to present this charming Victorian semi-detached cottage that is offered with no ongoing chain.

Set in a central, and highly convenient location the property benefits from easy access to the open green spaces of nearby Alexandra Park, Epsom Downs or Epsom Common. In addition, the property enjoys excellent transport links, and residents permit parking, proving this fine home really offers the best of both worlds.

Whilst it is undeniable that the property requires updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

As soon as you step through the front door, the wonderful character feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

The 26ft bay fronted reception room is a wonderful space and is currently defined into a living room and a dining room, although this space could be subdivided back into two rooms if required.

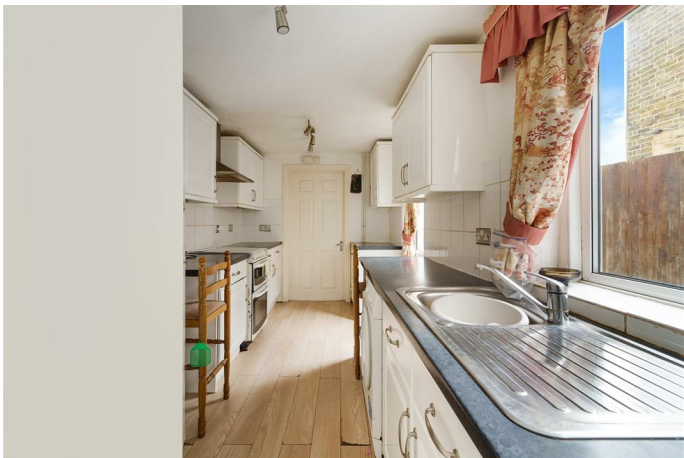
There is also a great sized kitchen and from a practical sense, the ground floor is completed by a downstairs cloakroom and a further shower room.

On the first floor is where you find two incredibly well proportioned bedrooms and a family bathroom with huge scope for a loft conversion STPP.

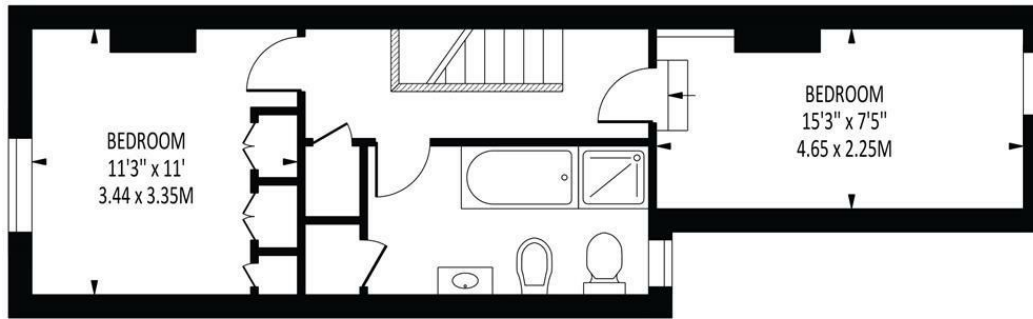
When you couple the wonderful position it enjoys with its private low maintenance garden, it really must be considered as a perfect small town centre home.

Church Road has long been a hugely sought after address. Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.7 of a mile away or a 13 minute walk.

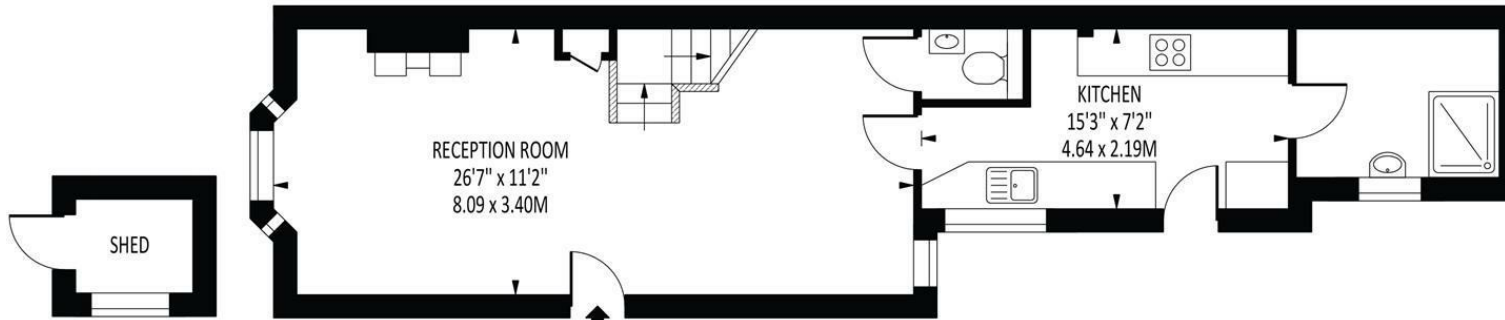
Tenure - Freehold
Council tax band - D







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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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