



Albert Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Two Bedroom Character Home
- Modern Contemporary Style Shower Room
- Fireplace with Working Log Burner
- Modern Fitted Kitchen
- South Facing Rear Garden
- Central location
- Plantation Shutters
- Walking Distance of local amenities
- Permit Parking on street



A charming character property located in a central sought-after area of Epsom. This delightful home boasts a large open plan reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over comfortably.

The property features a stylish contemporary bathroom with walk in shower for your convenience, whilst the equally modern fitted kitchen is a highlight of this home, providing a sleek and functional space for all your culinary adventures.

Another of the standout features of this property is the plantation shutters that adorn the windows to the front reception, adding a touch of elegance and privacy to the living room. The room is further enhanced by a fireplace with a working log burner, creating a warm and inviting atmosphere during the colder months.

Step outside into the well-maintained southerly facing rear garden, where you can enjoy the sunshine and relax in your own private outdoor oasis. The garden is perfect for hosting summer barbecues or simply unwinding after a long day.

Conveniently located approximately half a mile of high street shops and the station, this property offers both comfort and accessibility. Don't miss the opportunity to make this lovely house your new home. Book a viewing today and experience the charm of the local area.

Nearby 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

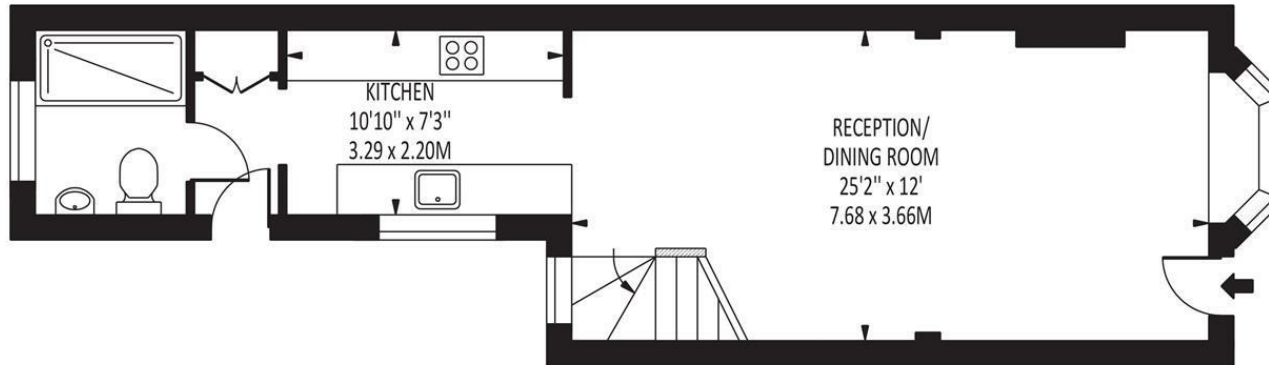
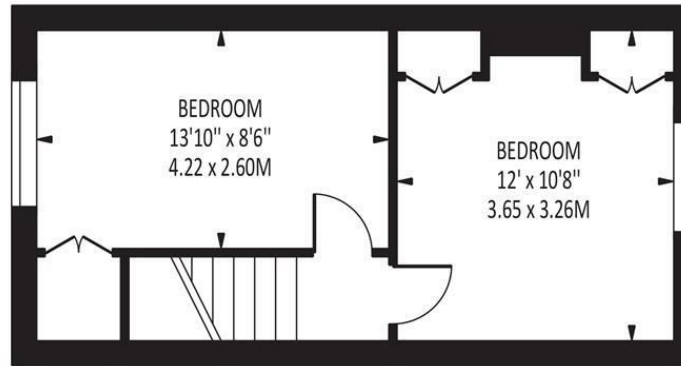




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Total Area: 767 SQ FT • 71.24 SQ M



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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (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.



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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.

