



Albert Road, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Heart of the sought after College Area
- Backing directly on to allotments
- Extended, semi-detached home
- Driveway with ample parking
- 120ft rear garden with detached studio
- Two generous double bedrooms
- Upstairs bathroom & d/s cloakroom
- Two spacious reception rooms & conservatory
- Beautiful kitchen/breakfast room
- Viewing strongly advised



Located in the heart of the highly desirable College Area of Epsom and within walking distance of the town centre and railway station, this spacious and bright semi-detached house has been cleverly extended and is presented in immaculate order, and with so many stand out features, it warrants immediate inspection to avoid disappointment.

Backing directly on to the College Area allotments with a brilliant 122 ft rear garden with a detached garden studio, this fine home has many points that make it stand out from the crowd.

Further noteworthy points to mention include a driveway with off street parking for two cars, two generous double bedrooms and the much requested upstairs bathroom.

Benefitting from a fantastic position and the potential to extend (STPP), this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel. 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.

The generous accommodation comprises a sitting room with open fireplace to the front of the property, spacious living room that enjoys stripped wooden floorboards and feature fireplace, generous kitchen/breakfast room that utilises all available space and a conservatory/sun room that enjoys French doors that open to the garden.

From a practical sense, the ground floor is completed by a downstairs W.C. On the first floor, there are two generously proportioned double bedrooms and a modern upstairs bathroom suite.

The secluded rear garden measuring 122 ft is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a gate to the side and paved patio area. Set at the end of the garden, there is a detached garden studio which is the perfect hideaway for anyone looking for a work from home office space or even perhaps a den to simply relax in.

There is access to the side of the property as well as a driveway with off street parking to the front, further adding to the desirability of this rarely available home.

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.

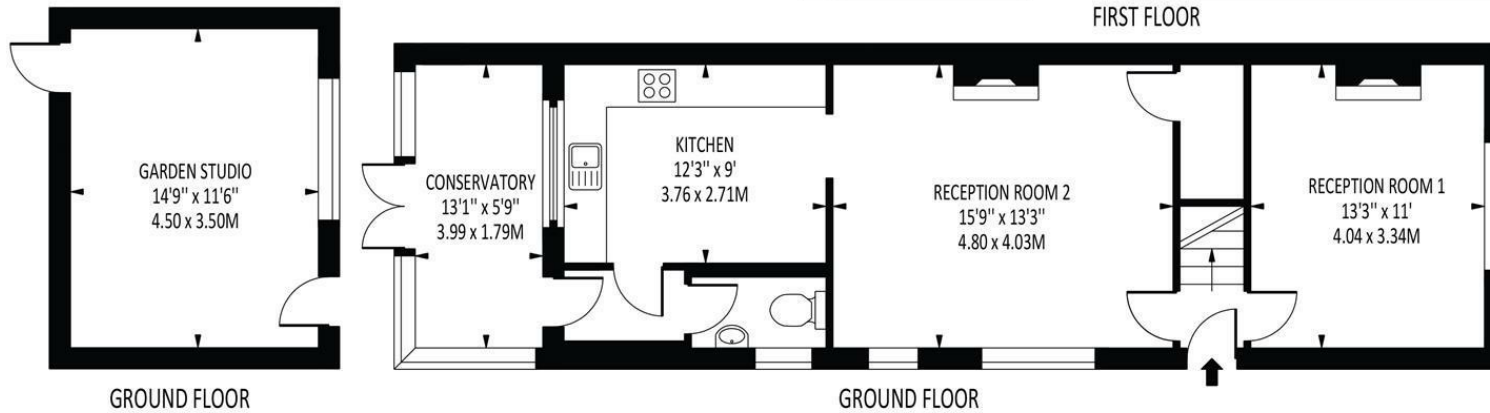
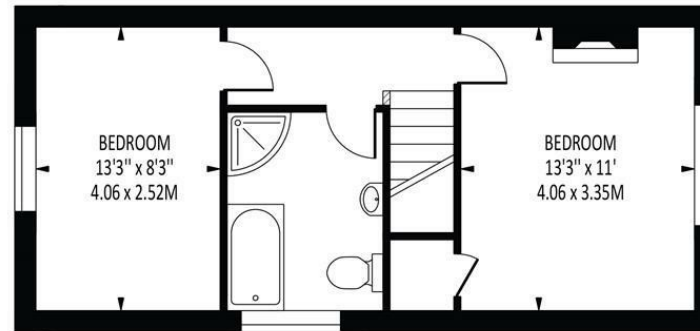
Tenure - Freehold
Council tax band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer: For Illustration Purposes only
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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.

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