



Beaconsfield Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Freehold

- Popular residential road
- Two spacious bedrooms
- Stylish & contemporary
- Victorian terraced house
- Stylish finish throughout
- South/Easterly facing courtyard
- Two reception rooms
- Modern kitchen
- Modern bathroom
- On street residents permit parking



Set in a superb position within a popular residential road, this stunning Victorian terraced home warrants immediate inspection to fully appreciate all it has to offer.

The property enjoys stylish and contemporary design touches and boasts two double bedrooms, living room and a dining room that links to a kitchen that in turn opens on to a secluded and beautifully designed South/Easterly facing rear garden. Set in a peaceful yet convenient location with easy access to the open green spaces of the Epsom Downs or nearby Epsom Common and excellent transport links, this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its private garden it really has to be considered as the perfect small town centre home. The property is also within the catchment of the well regarded local schools, the High Street is

within easy walking distance and Epsom mainline station boasts regular services to London Victoria, Waterloo and London Bridge.

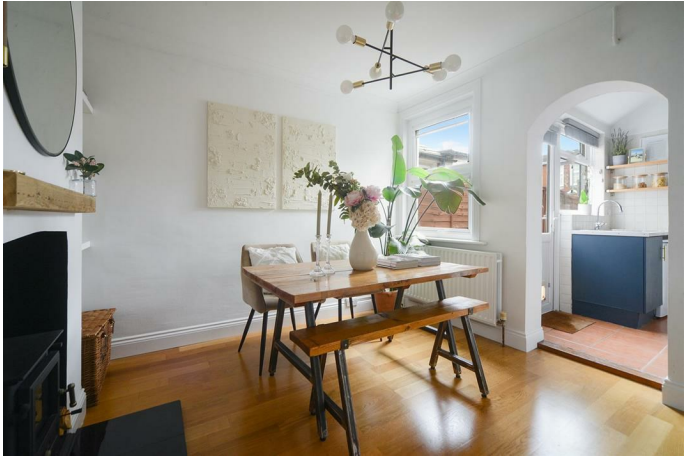
As soon as you step through the front door the amazing feel of the property is immediately apparent, with stylish decor and a huge amount of natural light throughout the entire house, this really is a must see property. The South/Easterly facing garden not only benefits from the most desirable and requested of aspects but it also has a side gate which leads to on street permit parking

Further noteworthy points to mention include full double glazing, gas central heating and access to a useful loft storage space which has been converted in neighbouring homes to provided a full loft room (STPP).

The property is set within a popular residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

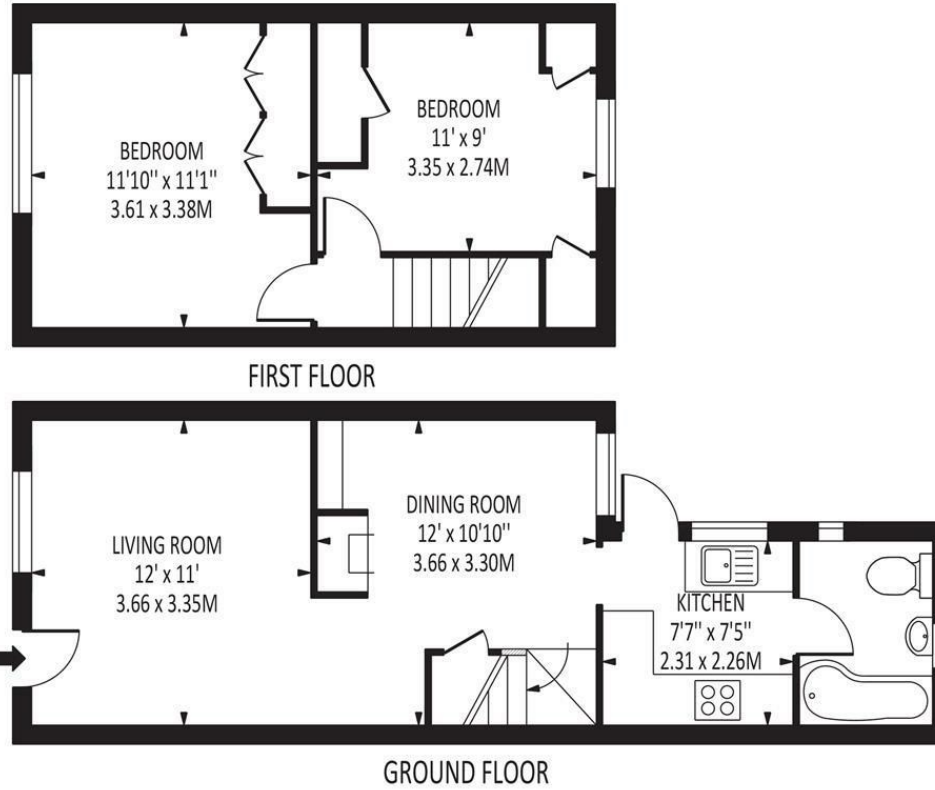
Tenure - Freehold
Council tax band - C






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Beaconsfield Place
Total Area: 630 SQ FT • 58.53 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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