



Church Road, Epsom

The **PERSONAL** Agent

Guide Price £440,000

Freehold

- No ongoing chain
- Spacious & versatile Victorian cottage
- Four well proportioned bedrooms
- Two generous reception rooms
- Kitchen & downstairs bathroom suite
- Private courtyard garden
- Short walk to town, station & park
- Residents parking available on permit
- Excellent investment property for BTL
- Call to view

The Personal Agent are proud to present this extremely well proportioned and deceptively spacious Victorian semi-detached home that provides versatile and spacious accommodation that isn't usually associated with a cottage.

Set in a central and highly convenient location with easy access of the open green spaces of nearby Alexandra Park and excellent transport links, this home really does offer the best of both worlds.

When you couple the wonderful position it enjoys with its private low maintenance courtyard 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.



The property has previously been a successful long term house of multiple occupancy for our clients, with up to five lettable rooms. In current market conditions this is likely to provide a yearly rental income of approximately £36,000 per annum with a likely net yield of around 7.5%.

However, the property also offers great scope to return it to a loving family home and has been well maintained by the current owner, making it perfect as an investment opportunity or equally as sought after as a character home to live in. In our opinion you would struggle to find anything more convenient for schools, shops and the station within this price sector.

The current configuration provides two generous reception rooms, a clean white kitchen, downstairs bathroom with utility area and four similarly proportioned bedrooms on the first floor.

The property is fully double glazed and also benefits from gas central heating as well as a recently replaced roof and its own private courtyard garden. There is plenty of on street parking locally with a residents parking permit scheme and short term visitors parking bays nearby too in Beaconsfield Place and Hawthorne Place.

This property is located on Church Road which is close to Epsom Town Centre and next door to Alexandra Park. Epsom Station is approximately 0.5 Miles away and offers excellent links into London. Being on the North side of town it also boasts easy access to the Laines Theatre Arts, together with the Rainbow leisure centre and Sainsburys which are both just moments away from the house.

Viewing strongly advised by vendor's sole agent. Call to view!

Tenure - Freehold
Council tax band - D



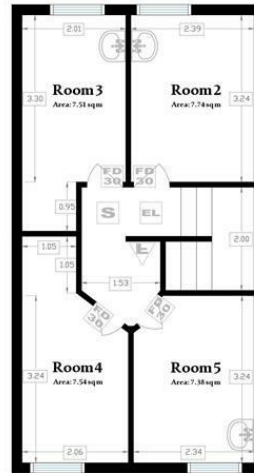


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

3 Church Road KT17 4AB Semi-detached House Area 80 sq m



Ground Floor
Area 40.95 sqm



First Floor
Area 39.05 sqm

NOTE:

Proposed - Floor Plan - Ground Floor & First Floor

- Smoke Alarm
- Emergency Light
- Heat Alarm
- Electric Meter
- Fuse Board
- Fire Door
- Foam Fire Extinguisher

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error. These plans are for representation purposes only and should be used as such by any prospective party. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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