



The Parade, Epsom

The PERSONAL Agent

Offers In Excess Of £600,000 Freehold

- 0.3 miles from Epsom Station
- Conservation Area
- Tucked away position
- Beautifully presented
- 30ft landscaped front garden
- 140ft South facing rear garden
- Detached office/studio/gym
- Two generous reception rooms
- Two wonderful double bedrooms
- Modern kitchen & bathroom

Offered with no ongoing chain, this is a fantastic opportunity to acquire an attractive grade II listed character cottage, tucked away in a little known part of central Epsom that is within easy walking distance to local shops, Epsom town centre and railway station.

This property manages to perfectly balance the convenience of being within a stones throw of the town centre and the wonderful village feel that this conservation area is renowned for.

Sit within a pedestrianised area of The Parade, with a wealth of charm, this fine home has stylishly blended its character with modern design touches throughout, and has been lovingly restored by the current owner to a top standard. Because of this we are recommending immediate inspection to avoid disappointment as character properties in this location within a residents parking scheme are a rarity.



From the moment you step into the front door the quality of finish and homely feel are immediately evident. The wood burning stove in the living room really sets the scene and is a great centre piece for the room and the wide plank floorboards are another nod back to the heritage of this home.

The separate dining room is a wonderful space within its own right and links to a modern fitted kitchen with a door providing access directly to the garden and the ground floor is completed by a modern family bathroom.

The spacious accommodation continues on the first floor with two generous double bedrooms that both enjoy an elegant and bright feel to them, with the rear bedroom benefitting from a very special outlook over the garden.

The property is completed by a 30ft frontage which provides a great first impression and one of the most stunning town centre gardens that you could ever wish to see. The 140ft Southerly

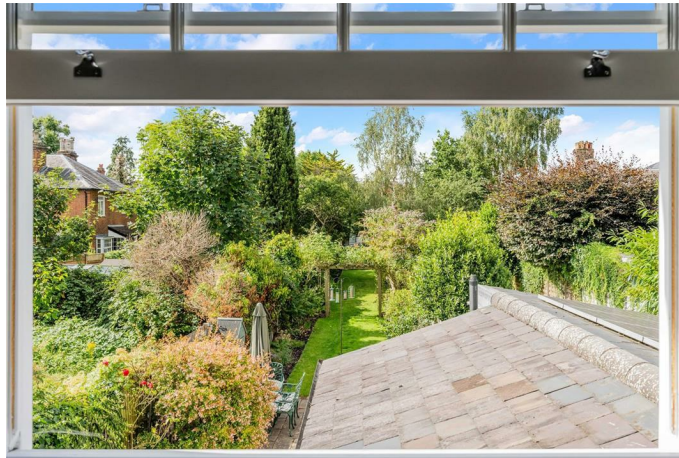
facing garden provides a wonderful and surprising amount of privacy and seclusion, creating a tranquil oasis to relax in.

The garden has beautiful flower and shrub borders with a central lawned area, which leads you to the ultimate flexible space at the end of the garden which is a large detached studio offering a multi-functional space with decked terrace, the perfect space to enjoy a glass of wine as the sun goes down.

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.

Call vendors sole agent to arrange your viewing! Sole agent.

Tenure - Freehold
Council tax band -





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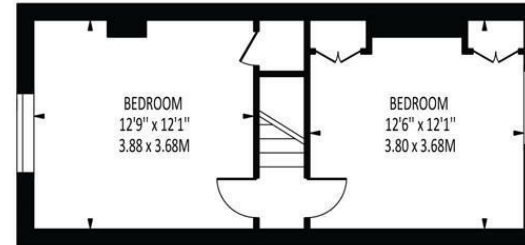


The Parade

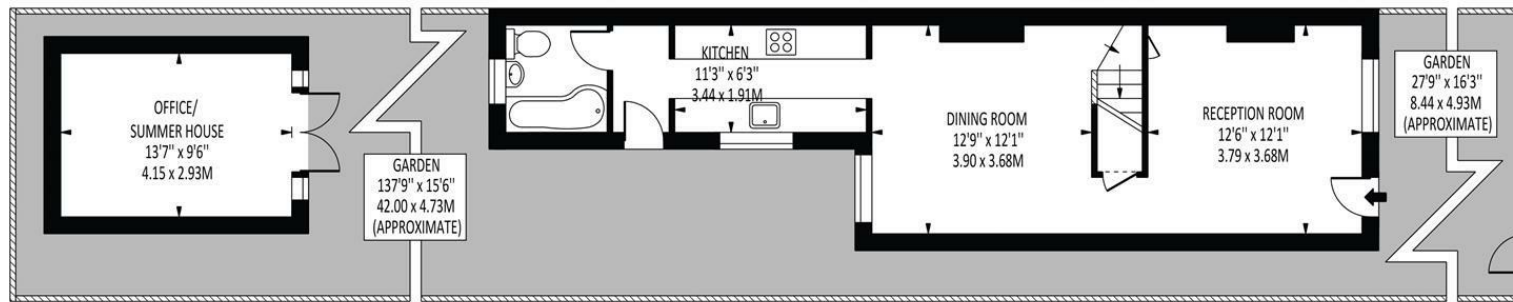
Total Area: 956 SQ FT • 88.82 SQ M

(Including Office & Summer House)

Office & Summer House Area : 130 SQ FT • 12.10 SQ M



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			84
(81-91) B			
(69-80) C		69	
(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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