



Beaconsfield Place, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Freehold

- Popular residential road
- Two spacious bedrooms
- Victorian terraced house
- Well presented finish throughout
- South/Westerly facing courtyard
- Modern kitchen with breakfast bar
- Stylish and contemporary bathroom
- Residents parking on permit



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 kitchen, with useful breakfast bar that in turn opens on to a secluded South/Westerly facing rear courtyard. Set in a peaceful yet convenient location, with easy access of 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 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

an easy walking distance away 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 décor, plantation shutters and a huge amount of natural light throughout the entire house, this really is a must see property.

The South/Westerly facing courtyard not only benefits from the most desirable and requested of aspects but it also has a separate outbuilding that has an electrical supply, making it a perfect space as an office, gym or just extra storage.

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 provide a full loft room.

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.

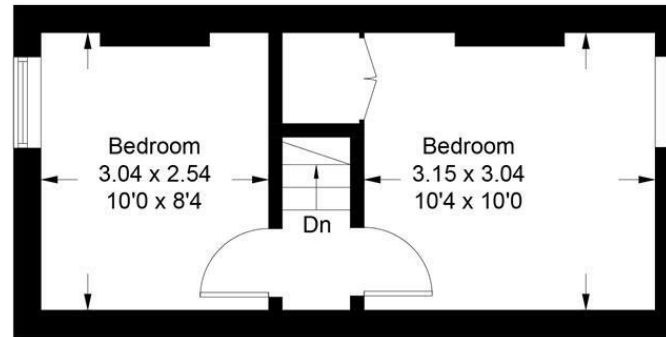
Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold
Council tax band - C

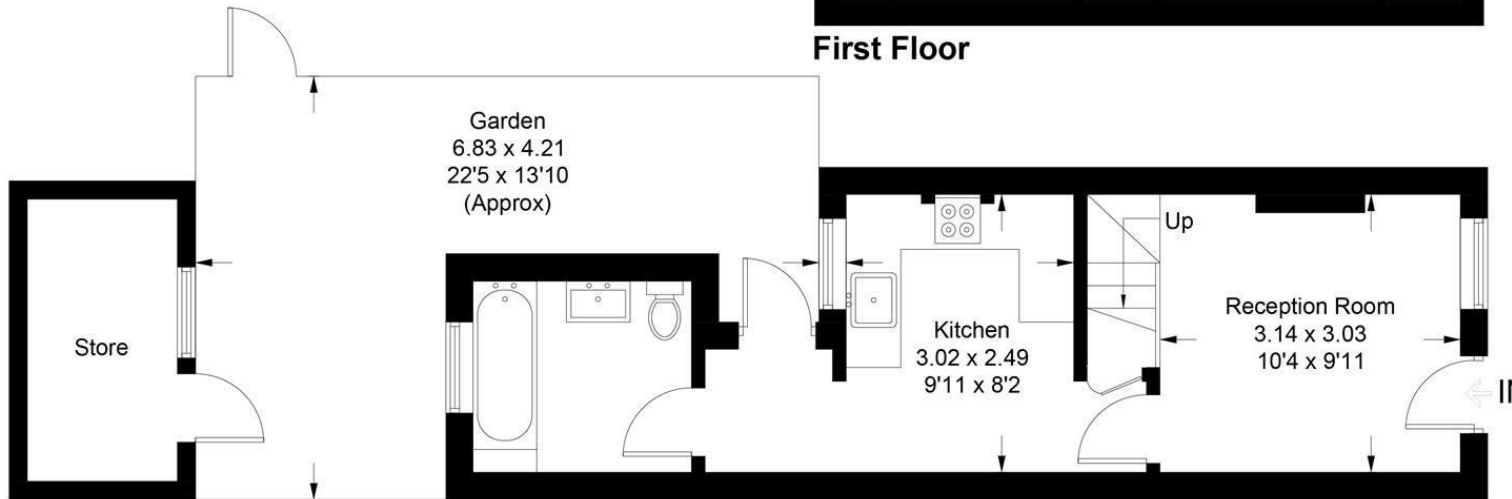




Approximate Gross Internal Area = 48.8 sq m / 525 sq ft
 Store = 5.1 sq m / 55 sq ft
 Total Area = 53.9 sq m / 580 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID939166)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		72	
(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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