



College Road, Epsom

The **PERSONAL** Agent



# Guide Price £1,150,000

## Freehold

- Heart of the College Area
- Victorian Character Home
- Walk To Town & Station
- Excellent School Catchment
- Five Well Proportioned Bedrooms
- Two Reception Rooms
- Spacious Kitchen/Family Room
- Ensuite & Large Family Bathroom
- Useful Cellar Room & D/s W.C
- Beautiful Garden & Detached Garage

Set within the highly sought after College area, this late Victorian halls adjoining character home provides over 2380 sq ft of space and is not only excellently positioned within the catchment areas of outstanding primary and secondary schools, but also just a short distance away from Epsom town centre, local parks and the railway station.

The charm, position and beautiful rear garden present the ultimate first impression with the property enjoying a great amount of natural light throughout, and the perfect opportunity to create your dream family home set within this fantastic location. The high ceilings with their ornate coving immediately set the tone for the overall feel of the property and our clients have sympathetically decorated the property throughout during their time here.

The position within College Road is also truly enviable, sat on the corner of Randolph Road, with the property itself enjoying a welcoming and homely feel the moment you step into the large



and impressive entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.

To say that this property offers genuine flexibility of space is an understatement, with it's two generous reception rooms, nicely proportioned kitchen/breakfast room, downstairs cloakroom and useful cellar, five generous bedrooms, family bathroom and ensuite shower room, it's an understatement to suggest that it can cater for any need. However, it also offers huge scope to personalise and update to the individual taste for a buyer looking to secure their dream forever home.

The Southerly facing private rear garden enjoys genuine privacy with mature flower and shrub borders, large lawned areas and a paved patio area. There is a side gate and access to the rear of the property via a gate at the end of the garden that provides access to a detached garage and off street parking too if required.

The need to view this property to fully appreciate the space it delivers cannot be overlooked as at a first glance you simply cannot appreciate its offerings. Once inside, the classic layout as well as the vast amount of natural light it enjoys will certainly make you think more than twice about securing this rarely available and well positioned home.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Alexandra Park which is just a short walk away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including many great golf courses, and David Lloyd and Rainbow Leisure Centre are both in close proximity.

Tenure - Freehold  
Council tax band - F





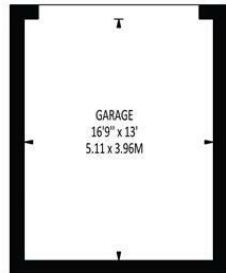




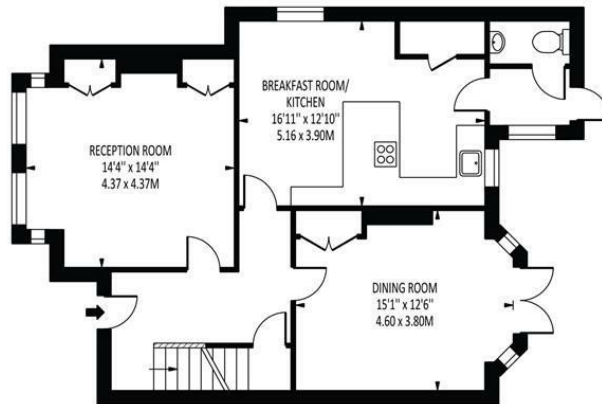
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## College Road

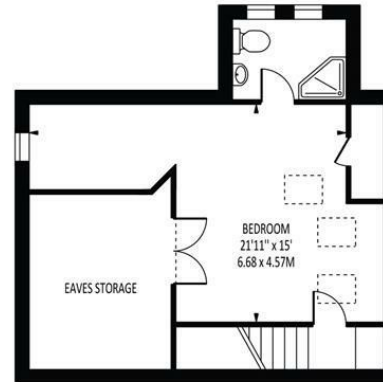
Total Area: 2386 SQ FT • 221.64 SQ M  
(Including Garage, Eaves Storage & Restricted Height Area)  
Garage Area : 218 SQ FT • 20.24 SQ M  
Eaves Storage & Restricted Height Area : 128 SQ FT • 11.93 SQ M



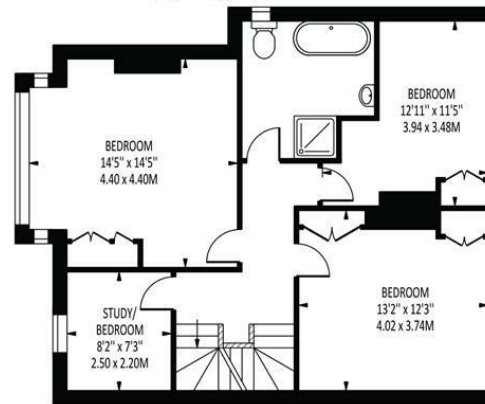
BASEMENT



GROUND FLOOR



SECOND FLOOR



FIRST 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		
(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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