



Ladbroke Road, Epsom

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- Stunning character semi-detached home
- 0.4 mile from railway station
- Bordering Rosebery Park
- 8 minute walk to High Street
- Three/four sizable bedrooms
- Two/three reception rooms
- Wonderful kitchen/diner
- Downstairs W.C & beautiful family bathroom
- Off street parking & landscaped rear garden
- Offered with no ongoing chain

Offered with no ongoing chain, this is an extremely rare opportunity to acquire a stunning Edwardian semi-detached home, located in a highly sought after no through road. The property offers a wealth of character and charm and has been sympathetically updated over the years to provide a modern and practical layout, whilst retaining many of the original features.

With the town centre and railway station within close walking distance, just a mere 0.4 of a mile away, and Rosebery Park less than 100 meters away, a more conveniently located character home within this price point would be hard to find.

Internal inspection is the absolute key to appreciating this gem of a character home and we are inviting our applicants to do so at their earliest opportunity.

As soon as you step through the front door the amazing feel of the property is immediately evident. The 21ft living room benefits from wonderful high ceilings, ornate coving and a large



bay window and the generous family room also enjoys those impressive high ceilings and the well equipped kitchen/breakfast room with central island links to a brilliant dining/garden room with doors to a secluded low maintenance rear garden providing the perfect space to relax in, but should you require any further outside space, the park can be found at the end of the road.

The downstairs W.C completes the particularly well balanced ground floor layout and then stairs provide access to the first floor with three well proportioned bedrooms, all of which are capable of comfortably accommodating double beds and served by a smart, four piece family bathroom. Further noteworthy points to mention include a secluded rear garden and a driveway with parking to the front.

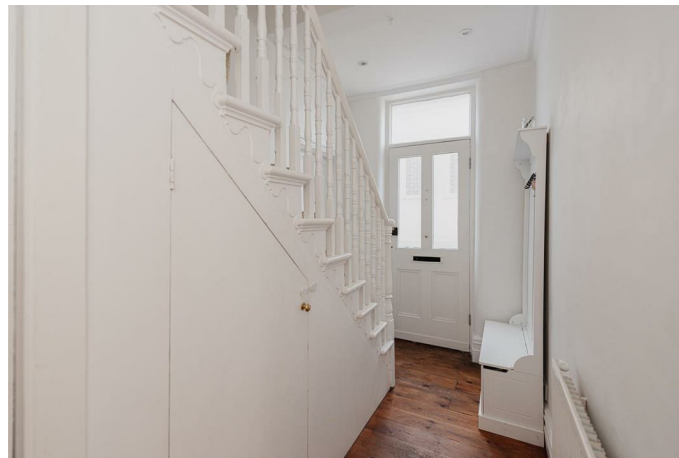
With the town centre just an 8 minute walk away and the railway station just 0.4 of a mile down the road, this road adjoins Rosebery Park which is less than 100 metres away, a more conveniently located character home would be incredibly hard

to find.

Ladbroke Road is a cul de sac that is located on the South of Epsom, just off Ashley Road in the very heart of Epsom with many excellent local schools including St Martins and St Christopher's on your doorstep.

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.

Tenure - Freehold
Council tax band - F





The **PERSONAL** Agent



Ladbroke Road
Total Area: 1479 SQ FT • 137.40 SQ M



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		
	53	79
England & Wales		
EU Directive 2002/91/EC		

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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

