



Victoria Place, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £600,000 Freehold

- Victorian semi detached home
- Cul-de-sac location
- Three double bedrooms
- 28ft through lounge/diner
- Downstairs bathroom with roll top bath
- Upstairs shower room
- Low maintenance garden
- Walk to town and station
- Useful sun room

Located within a popular residential cul de sac, this attractive three double bedroom Victorian semi-detached house is within easy walking distance of Epsom town centre, and railway station.

With a fantastic feel throughout, the current owners have created a beautiful home which manages to combine genuine character and charm seamlessly blended with stylish home comforts, making it ideal for modern day living.

Viewing is strongly advised to fully appreciate this well proportioned and nicely positioned character home.

The ground floor comprises a large entrance porch, 28ft through lounge diner with bay window and



plantation style shutters overlooking the garden, feature fireplace and understairs storage. There is a spacious kitchen with integrated appliances, sunroom and a downstairs bathroom with a roll top bath and fully enclosed shower cubicle completing the ground floor.

On the first floor there are two double bedrooms - one with built-in wardrobes, and a shower room, with stairs from the landing leading up to a further double bedroom benefitting from eaves storage cupboards.

Outside there is a low maintenance, fully enclosed Astroturf garden and a garden shed.

Epsom High Street has a variety of shops, the Ashley

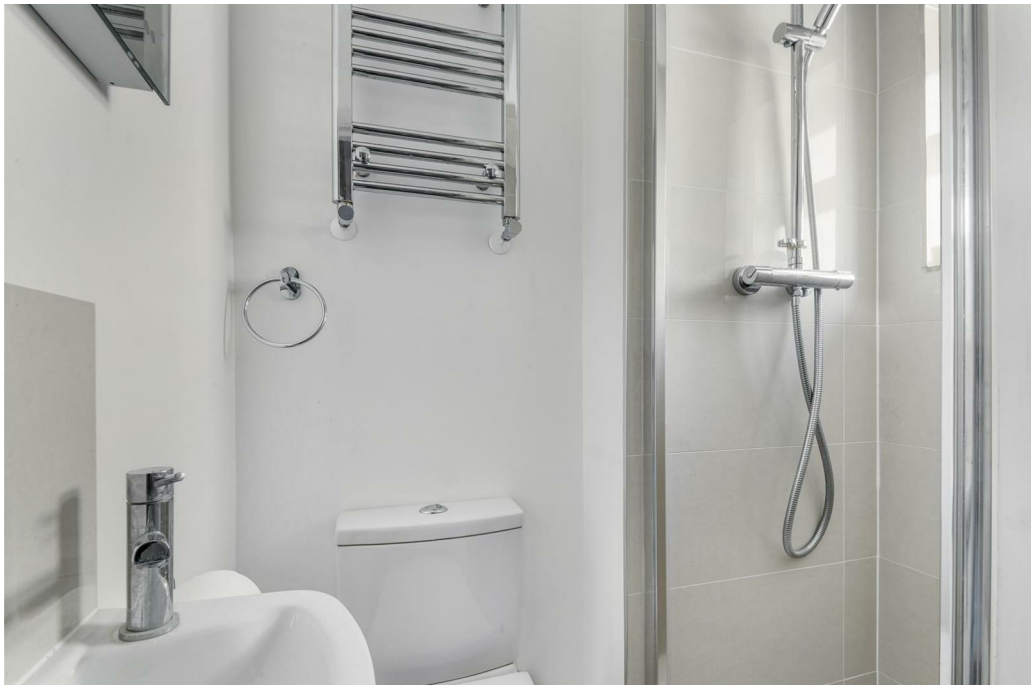
Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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 - D





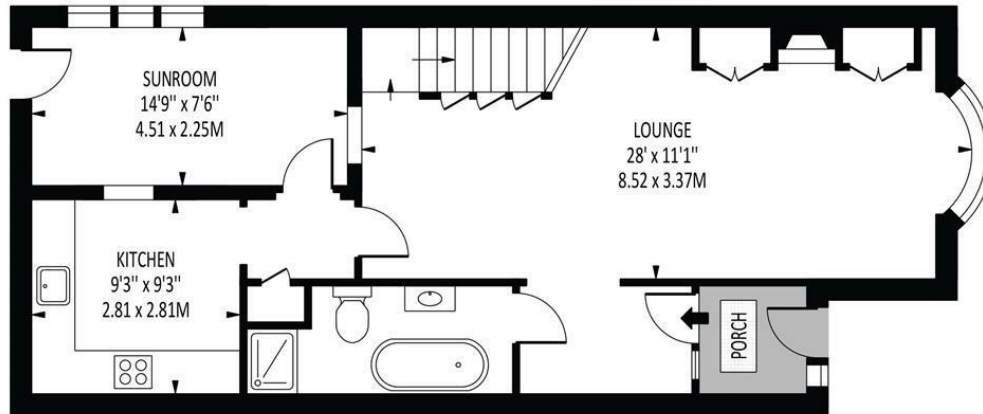
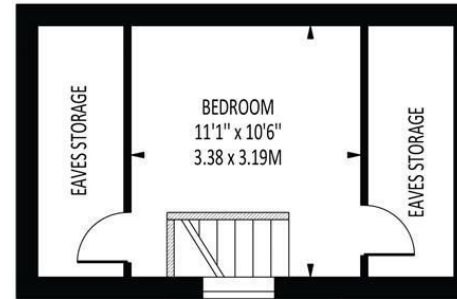
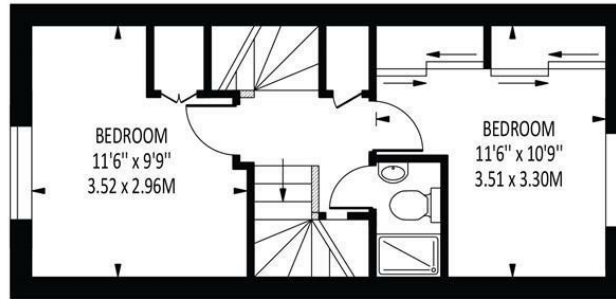


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Total Area: 1160 SQ FT • 107.75 SQ M  
(Including Eaves Storage Area)  
Eaves Storage Area : 90 SQ FT • 8.40 SQ M



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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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**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.



