



Temple Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Exceptionally attractive period home
- Just 0.3 mile to Station & High Street
- Four generous double bedrooms
- Expansive 143ft Easterly facing garden
- Two spacious & flexible reception rooms
- Kitchen/breakfast room with pantry
- Family bathroom & ensuite facilities
- High ceilings & sash windows
- Driveway with ample off street parking
- Huge scope to extend STPP & customise

This attractive late Victorian semi-detached house is just a short walk to Epsom town centre and the railway station, which is approximately 0.3 miles away.

Offered to the market for the first time in over 40 years and enjoying a really nicely balanced layout with accommodation approaching a truly impressive 2061 Sq Ft.

We believe that this character home provides a great blank canvass with its grand dimensions, high ceilings and sash windows, all of which provides the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home in this central and rarely available location.

There is also a huge amount of scope to extend STPP to the side, rear and into the loft space on this home, with many direct neighbours setting the precedent for what could be achieved, and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.



Centrally positioned period family homes are always in high demand, especially when they provide as much space and scope to customise, such as this home. The property enjoys many of the architectural features you would associate with a period home with high ceilings, ornate cornicing and sash windows.

The ground floor features a covered porch that leads to the entrance hall, a bay fronted lounge with fireplace, dining/play room and a generous kitchen/breakfast room with pantry. The first floor features a large principle bedroom, two further double bedrooms and a generous family bathroom. To the second floor there is the fourth bedroom with a significant amount of eaves storage, both to the front and rear of the loft space, offering excellent storage as well as possibilities to create further accommodation.

Measuring approximately 143 ft in length, the rear garden is an exceptionally good size given it is such a central location and there is off street parking for 2 to 3 cars on the driveway. The property adds further scope for significant extension (STPP) both

to the rear, side and even an enlargement of the current space up into the loft area.

Temple Road is a highly sought after location positioned within the catchment area of several of Epsom's outstanding schools (primary and secondary). Centrally positioned and easily accessible, the area is popular with young families and commuters drawn in by the excellent schools and fast, regular rail links. Epsom itself is a superb town to live in with a bustling High Street, superb leisure facilities and the world famous Epsom Downs.

Tenure: Freehold
Council Tax: Band F



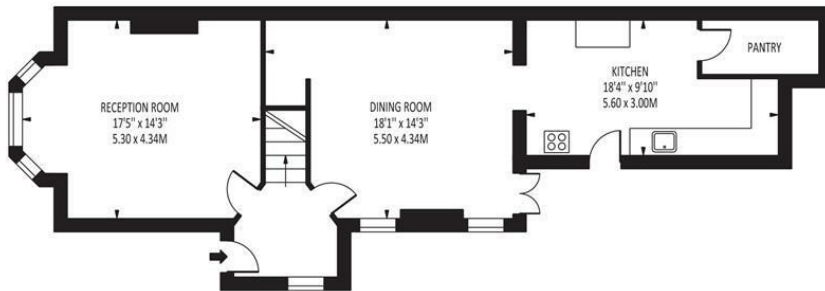
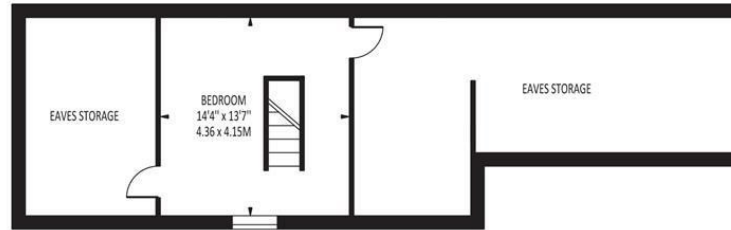
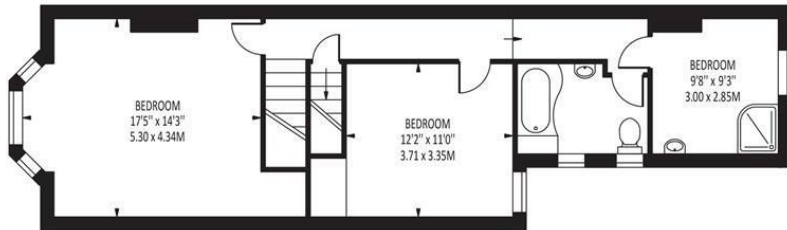


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Total Area: 2061 SQ FT • 191.47 SQ M
(Including Eaves Storage)
Eaves Storage Area : 451 SQ FT • 41.90 SQ M



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) A | | 75 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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