



College Road, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- College Area location / Conservation Area
- Pretty Victorian semi-detached home
- Three practical reception areas
- Three bedrooms & upstairs bathroom
- Driveway with off street parking
- 90ft secluded rear garden with store
- Stunning character dimensions & features
- High ceilings & sash windows throughout
- Stylish & contemporary fitted kitchen
- Walk to town, station & schools

Set within the very heart of the highly sought after College Area of Epsom, a designated Conservation Area, Victorian properties with this amount of character and charm are a rarity and early viewing is strongly advised to fully appreciate the position and feel of this fine home.

The property is presented to an incredibly good standard throughout and benefits from bright and light accommodation laid out over two floors. The property enjoys recent upgrades including its stylish and contemporary fitted kitchen which is stunning alongside its elegant luxury bathroom, however there is still plenty of opportunity to customise or extend this space in order to create a character home bespoke to you, in one of the areas most favoured locations (STPP).

College Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.



The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine home.

With high ceilings, original coving, fireplaces and large windows, the property really benefits from a wealth of character and charm. The ground floor offers a spacious living room with bay window, dining room that links to the heart of this home which is the upgraded kitchen that opens up into a conservatory/dining room that provides the perfect space for entertaining or just a nice spot to relax and look out over the gardens.

On the first floor the well balanced accommodation continues with the master bedroom that enjoys an abundance of natural light through the replaced sash windows, guest bedroom, study/bedroom three and a spacious upstairs bathroom which has also been upgraded by our clients. Further noteworthy

points include the driveway with parking and the 90ft secluded rear garden with a useful storage shed and practical side gate with easy access.

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: D



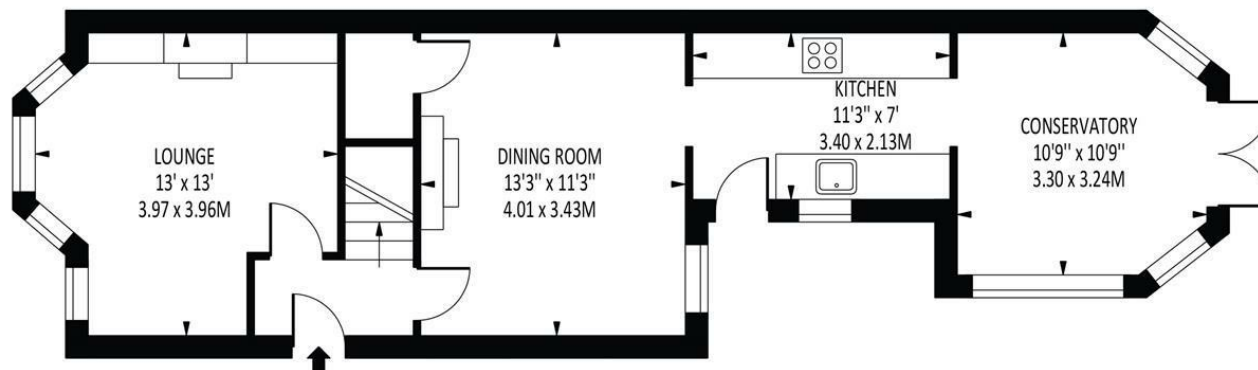
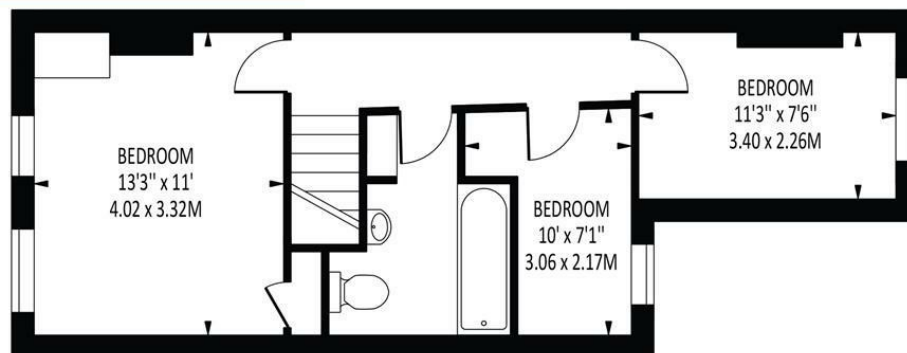


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Total Area: 969 SQ FT • 90.01 SQ M



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		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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The
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