



Albert Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £400,000 Freehold

- Heart of the sought after College Area
- Huge scope to customise & refurbish
- Character terraced Victorian cottage
- 80ft South/Westerly facing garden
- Two genuine double bedrooms
- Two reception rooms & separate kitchen
- Downstairs bathroom
- Offered with no ongoing chain
- Easy walking distance of park, town & station
- Residents parking permit scheme

Tucked away in the heart of the College Area, this charming Victorian cottage dating back to around 1885 is offered with no ongoing chain and benefits from a truly fantastic position.

The property will likely appeal to young professional couples and downsizers alike, due to its close proximity to Epsom High Street and Station. Albert Road has recently benefited from the introduction of a residents parking permit scheme, essentially meaning that on street parking is now also readily available.

The property offers the perfect opportunity for the new owner to place their own stamp on it. There is huge scope to update with some decorative changes, customise to individual tastes and essentially create your dream home. The property should be viewed for what it currently already offers and what it could potentially be.



The ground floor accommodation comprises of a cosy living room with fireplace, separate dining room that links to the kitchen and a downstairs bathroom.

Upstairs, both bedrooms are great sizes, enjoying almost identical dimensions and there is access to a useful loft storage area. The property also benefits further from original sash windows and gas central heating.

The 80ft South/Westerly facing rear garden really makes this home stand out from the crowd as character cottages in this location were traditionally allocated small courtyards, but not this property!

Such is the generous garden allocation on this home, if the new owners wanted options for a work from home office or gym it would be incredibly easy to

create one at the end of the plot. Further demonstrating the flexibility, and adaptability of this exciting refurbishment project.

Albert Road has long been a hugely sought after address. Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.5 of a mile away or a 11 minute walk.

Tenure - Freehold
Council tax band - D

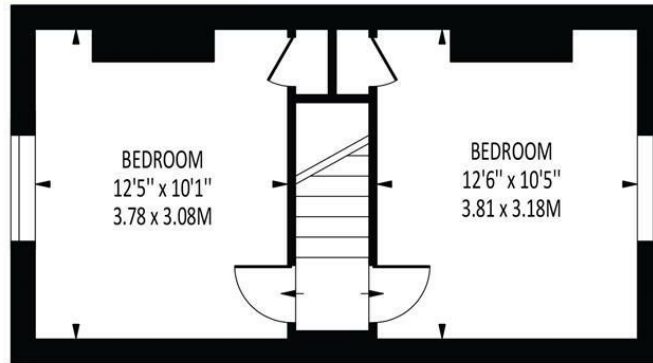




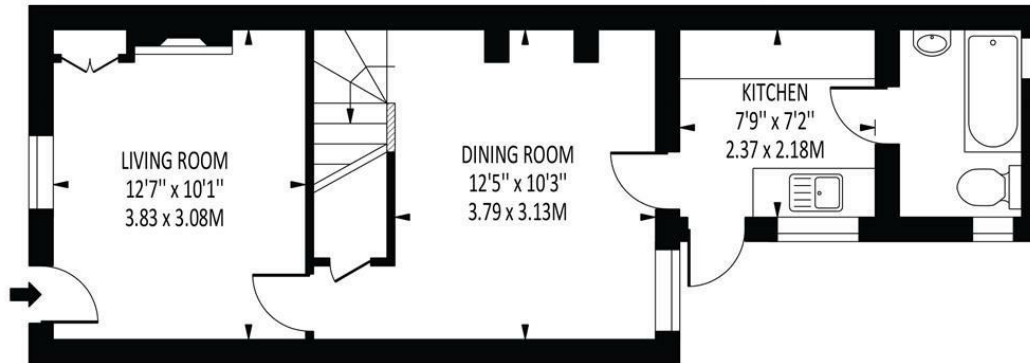
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Total Area: 717 SQ FT • 66.59 SQ M




FIRST FLOOR



GROUND 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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 16 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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