



Ladbroke Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £900,000 Freehold

- No onward chain
- Striking Victorian semi detached home
- Moments from open spaces of Rosebery Park
- Four double bedrooms
- Front lounge with feature wood burner
- 20ft x 16ft kitchen/diner
- Two further receptions
- Bathroom, ensuite and wet room
- 8 minute walk to High Street
- Residents permit parking

**\*\*NO ONWARD CHAIN\*\*** Nestled on the charming cul de sac of Ladbroke Road in Epsom, this immaculately presented semi-detached Victorian house, built in 1890, offers a splendid blend of classic elegance and modern living. Spanning over 1800 square feet, this delightful home features four spacious bedrooms and three well-appointed bathrooms, making it ideal for families seeking comfort and style.

As you enter, you are greeted by a formal sitting room complete with a wood-burning fire, perfect for those chilly winter evenings. The heart of the home is undoubtedly the expansive 20ft by 16ft kitchen dining room, which seamlessly flows into a further reception area with bifold doors. The design of this room creates a wonderful indoor/outdoor living space onto a pretty courtyard garden, perfect for entertaining friends and family during summer barbecues.

The lower ground floor has been thoughtfully designed to include a spacious whilst cosy family room, complemented by a



wet room and an additional bedroom. This space is perfect for a teenager or guests, providing a sense of independence while remaining part of the home.

On the first floor, you will find the main bedrooms, which are generously sized and well-lit, along with a stylish family bathroom and an ensuite shower room for added convenience.

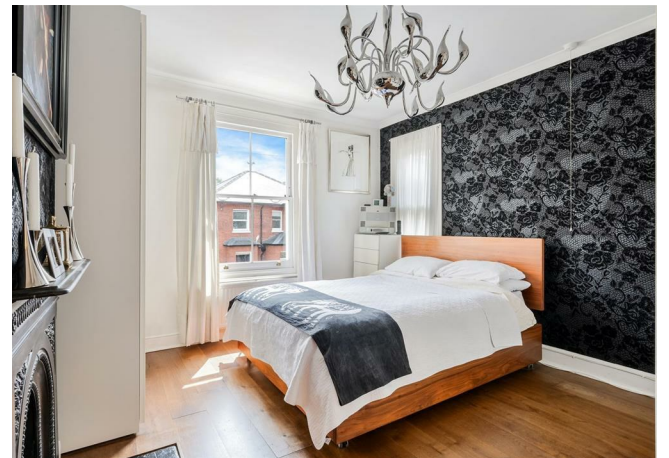
Situated next to the green open spaces of Rosebery Park, this property not only offers a beautiful home but also a fantastic location for outdoor activities and leisurely strolls. This Victorian gem is a rare find and is sure to impress those looking for a blend of character and contemporary living in a sought-after area.

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 15 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 -E

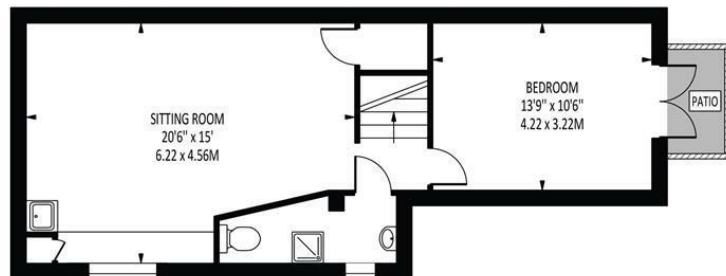




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Total Area: 1827 SQ FT • 169.69 SQ M



BASEMENT

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>85</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>73</b>                                   |         |                            |
| England & Wales                             |         | EU Directive<br>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.

