



Temple Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,075,000 Freehold

- Attractive detached family home
- Sat on a generous plot of 0.23 of an acre
- Just moments from Station & High Street
- Private and secluded 160ft x 44ft garden
- Four double bedrooms & two bathrooms
- Four receptions & kitchen/breakfast room
- Welcoming entrance hallway & porch
- Carriage driveway, EV point & garage
- Wealth of character, charm & style
- A rare opportunity and a truly brilliant home

Every so often, a home comes to the market that stands out, not just for its location, but for its space, privacy, and overall presence. Our latest listing on Temple Road is exactly that.

Ideally situated just moments from Epsom's mainline railway station and High Street, this detached family home offers exceptional convenience for commuters.

What truly sets it apart, however, is the generous plot of approximately 0.23 acres, a rare find in such a central and well connected setting. The mature, established gardens provide a private and peaceful retreat, offering the very best of both worlds.

Proudly presented by The Personal Agent, the home is believed to date back to the 1920s and has been thoughtfully maintained over the years. It retains subtle touches of character throughout, blending charm and practicality to create a warm, welcoming living environment.



With generous, well balanced living spaces and thoughtful upgrades throughout, this property combines character and modern practicality, making it ideal for long term family living. Situated within excellent school catchments and close to parks, the Stamford Green conservation area, and Epsom Downs racecourse, it perfectly blends convenience with lifestyle.

Step inside, and the welcoming central entrance hall immediately sets the tone. The ground floor accommodation flows effortlessly and includes four versatile reception rooms, offering flexibility for family life or working from home.

At its heart lies a stunning 17ft kitchen/breakfast room with a part vaulted ceiling, seamlessly connecting to a playroom and forming a true hub of the home.

Completing the ground floor is a spacious living room with a bay window, a formal dining room, a dedicated home office, and a guest cloakroom.

Upstairs, the generous proportions continue with four well sized double bedrooms, all served by a stylish family bathroom and a separate, modern shower room, perfect for busy mornings.

Outside, a generous carriage driveway provides ample off street parking, an EV charging point, and access to the garage. The rear garden, measuring approximately 160ft x 44ft, is easterly facing, allowing for morning sun that continues through the day. A beautifully designed terrace with exterior lighting offers the perfect place to relax and entertain.

With Epsom station, High Street, and outstanding local schools all within close reach, this home delivers on every level: location, lifestyle, and long term potential.

Tenure: Freehold
Council Tax Band: G

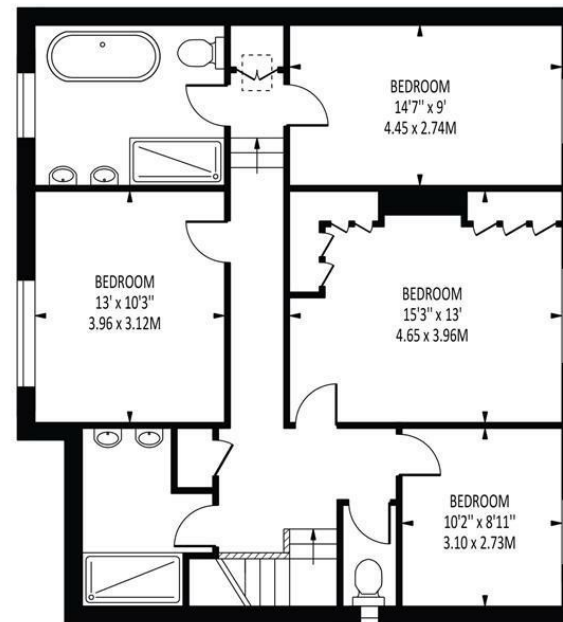
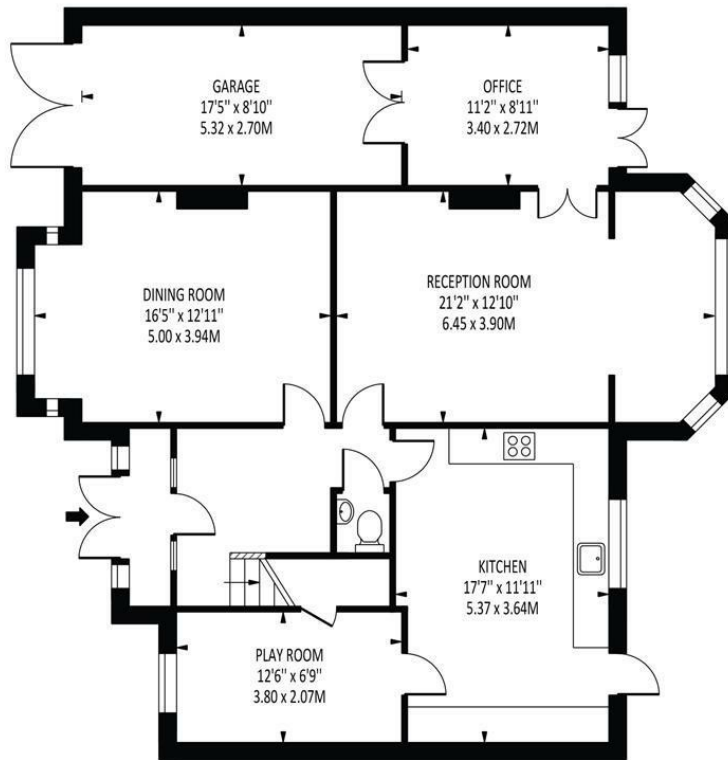




The **PERSONAL** Agent

Temple Road

Total Area: 2101 SQ FT • 195.19 SQ M
(Including Garage)
Garage Area : 155 SQ FT • 14.36 SQ M



GROUND FLOOR

FIRST 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	76
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

