



Beaconsfield Place, Epsom

The **PERSONAL** Agent

Guide Price £380,000

Freehold

- No onward chain
- Scope to personalise and modernise
- Two spacious bedrooms
- Victorian terraced house
- Direct access to garden
- Open dining/reception
- Popular residential road
- Short walk to station & shops

**** END OF CHAIN**** Tucked away in a secluded and popular residential road, within easy walking distance of Epsom town centre and railway station, this Victorian cottage offers well balanced accommodation with a huge amount of scope for a full refurbishment program. In our opinion, this home truly has great longevity for a buyer wanting to customise and create their dream home.

The property offers a real opportunity to put your own stamp on it and boasts two double bedrooms, open living/dining room and kitchen that provides direct access onto the private rear garden. Set in a peaceful yet convenient location, with easy access to the open green spaces of Epsom Downs or nearby Epsom Common and excellent transport links, this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its private courtyard, it really has to be considered as the perfect small town centre home. The property is also within the catchment of



the well regarded local schools, the High Street is an easy walking distance away and Epsom mainline station boasts regular services to London Victoria, Waterloo and London Bridge.

As soon as you step through the front door you really get a sense of what an amazing prospect this property could become with two well proportioned bedrooms, open reception room, kitchen and downstairs bathroom. There is a huge amount of natural light throughout the entire house making this a must see property.

Perfect as an investment or a first time buy, this excellently positioned cottage really does offer a well priced opportunity to own a town centre house with its own private outside space.

The property is set within a popular residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk

away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold
Council tax band - C

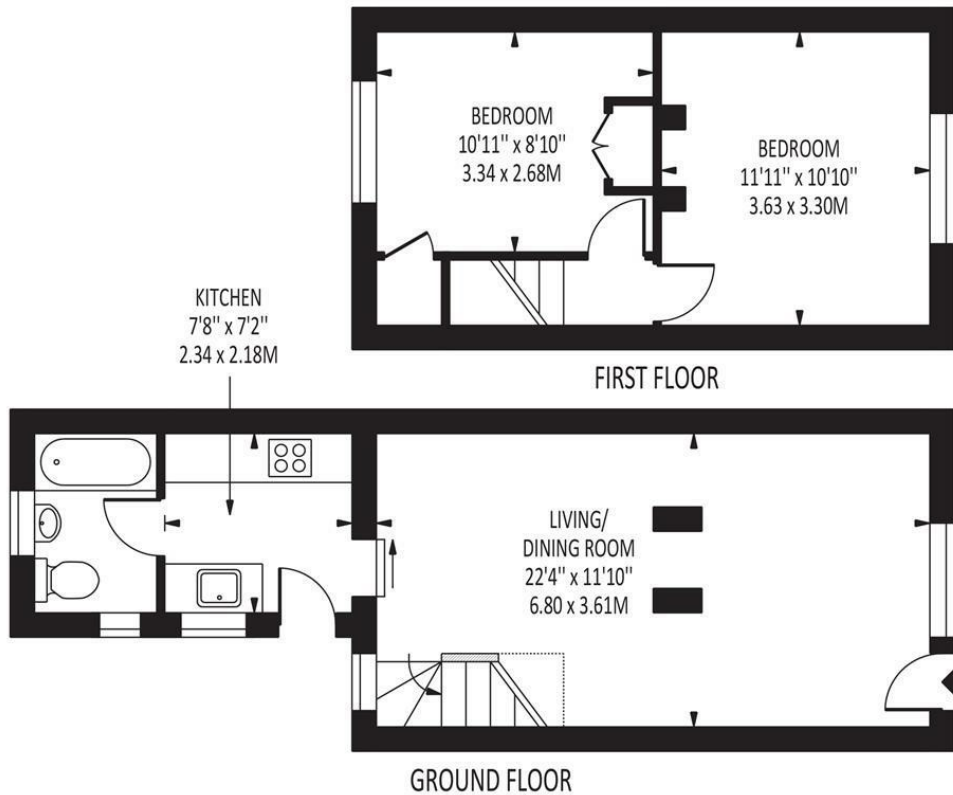




The **PERSONAL** Agent

Beaconsfield Place

Total Area: 626 SQ FT • 58.16 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		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

