



Laburnum Road, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Moments from Town, Station & shops
- Conservation area
- Quiet Town Centre backwater
- Four bedroom semi detached home
- Family shower room and two ensuites
- 18ft x 17ft reception room
- Conservatory
- Secluded private garden and off street parking

Located in a highly sought after and rarely available residential cul de sac within a short walk of Epsom town centre and railway station, this delightful semi-detached home is offered to the market in good order throughout, having been previously extended to create a truly practical layout in this most sought after of locations.

The well designed accommodation provides the perfect layout for modern living with defined reception rooms that seamlessly flow in a layout that is perfect for entertaining, social occasions and most importantly, day to day life.

When you couple the generous space it provides with the numerous stand out features finding a more impressive home, in this location, will be a very difficult task indeed.

As soon as you step through the front door the amazing feel of the property is immediately evident, with lots of natural light and a high level finish throughout.

The entrance hall gives access to the front kitchen with a



contemporary look and understairs storage. At the end of the hall is the main L-shaped reception room which is the hub of the home and offers 18ft x 17ft of space and French doors leading onto the garden. The ground floor is completed by a superb conservatory and downstairs cloakroom.

On the first floor there are three nicely proportioned bedrooms, two of which are genuine double rooms and the third is an excellent single room. One bedroom is serviced by an ensuite bathroom and the two further bedrooms have use of a large shower room. Stairs to the second floor lead onto a spacious 15ft x 14ft bedroom and shower room.

Further noteworthy points to mention include a westerly, secluded rear garden with mature borders, brick wall across the rear boundary and a driveway with parking.

This property provides the convenience of being within a stones throw of the town centre alongside the wonderful backwater feel that this conservation area is renowned for. In short, finding a character home that offers so much, within this price point, will be a difficult ask indeed.

Laburnum Road is a highly sought after no through road and is located just to the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away as are many excellent local schools including St Martins and St Christopher's.

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.

Viewing is highly recommended to appreciate this charming and rarely available home.

Tenure - Freehold
Council tax band - F





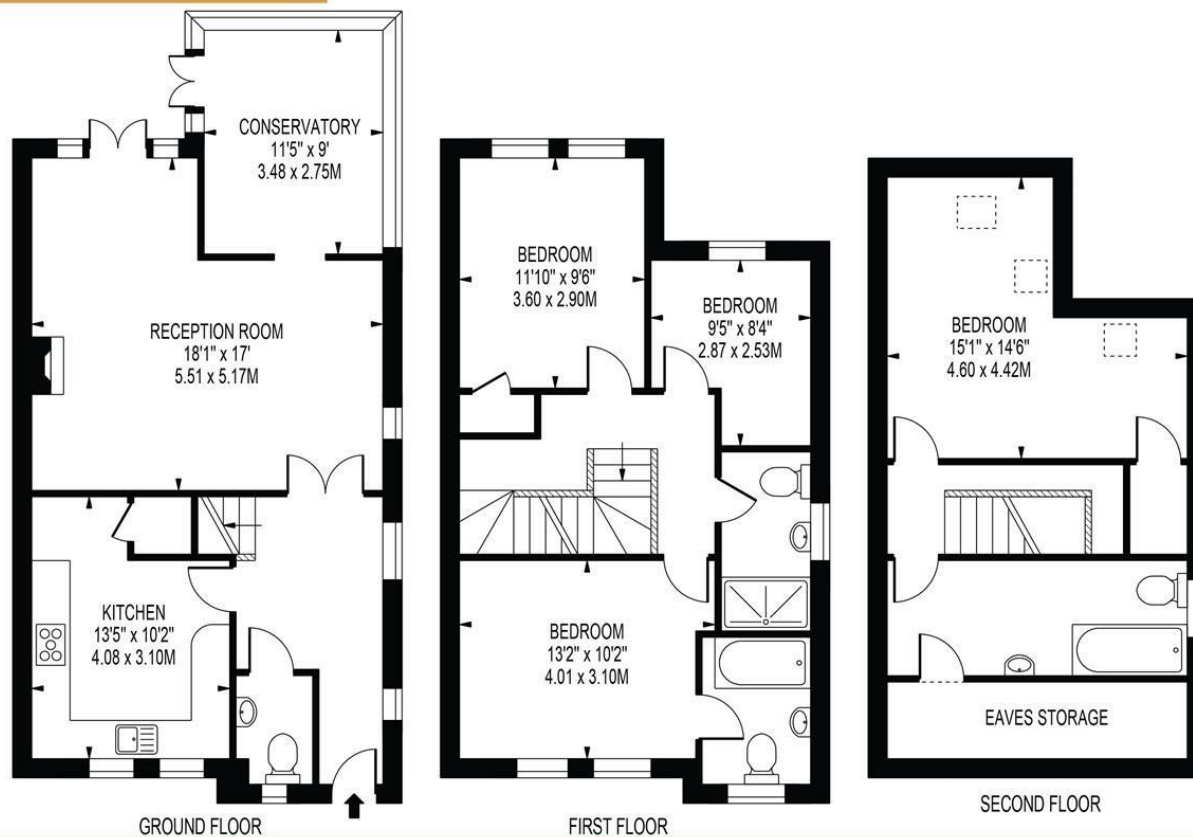
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Laburnum Villas

Total Area: 1555 SQ FT • 144.51 SQ M

(Including Eaves Storage)

Eaves Storage : 61 SQ FT • 5.54 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	79
England & Wales		
	EU Directive 2002/91/EC	

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