



Heathcote Road, Epsom, KT18 5DX



£535,000

## Leasehold

Pretty Victorian Semi  
Superb Town Centre Location  
Off Street Parking  
Level Rear Garden  
Refitted Kitchen  
Spacious Lounge/Diner  
Utility Room & WC  
Upstairs Bathroom  
2 Double Bedrooms  
Close to Local Schools & Rosebery Park

Set in a hugely popular and rarely available position in the heart of Epsom Town Centre, this gorgeous Victorian home must be seen first hand to be fully appreciated. Significantly larger than many period cottages the property also offers significant scope for extension (STPP).



Description: Pretty Victorian homes are always popular with a range of buyers from professional couples to downsizers and young families. The current owners have improved the property with the addition of a farmhouse style kitchen which features an English limestone floor. They have also knocked through the 2 reception rooms to create a wonderfully light lounge/diner with exposed floorboards and fireplace - with the property being south facing the living room / diner is flooded with warm light all day. There is also a utility room and downstairs WC. Upstairs 2 double bedrooms share the modern family bathroom.

To the front of the house is the all important off street parking, essential for such a centrally positioned

Location: Heathcote Road 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 Christophers.











Heathcote Road, Epsom

Total Area: 87.2 m<sup>2</sup> ... 939 ft<sup>2</sup> (excluding garden)

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
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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.



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