



**patrick  
gardner**  
RESIDENTIAL

73 Church Road, Epsom, Surrey, KT17 4DN

Guide Price £600,000



- STYLISH SEMI-DETACHED HOME
- THREE BEDROOMS
- PERIOD FEATURES
- SPACIOUS FAMILY BATHROOM
- 15 MINUTE WALK FROM TOWN CENTRE
- TWO RECEPTION ROOMS
- INVITING LANDSCAPED GARDEN
- IMPRESSIVE BUILT IN STORAGE
- CLOSE TO LOCAL SCHOOLS
- 0.6 MILES FROM EPSOM STATION

## Description

This delightful home has been lovingly maintained by the current owners and boasts many period features throughout. The entrance hallway has stairs to the first floor and also leads through to the rear reception room; with feature fireplace, built-in storage and doorway leading to the kitchen. The kitchen comprises a range of wall and base units, a double range style cooker with gas hob and extractor over. There is also ample space for white goods. The cosy and inviting front reception room is stylishly decorated and features a striking period fireplace along with a bay window overlooking the front.

The first-floor features two bedrooms. The principal, with a period style fireplace provides ample room for freestanding furniture and overlooks the front. This, and the other two bedrooms are served by a spacious family bathroom with bath, overhead shower, w.c. and wash hand basin. Completing this floor is a surprisingly large walk-in storage cupboard.

Further stairs lead to the third bedroom with ample space for a double bed and extensive eaves storage on two sides with a good size Velux, flooding the room with natural light.

Outside the rear garden is neatly fenced and has recently been landscaped with planting, paving, raised flower beds and decorative shingle to provided a contemporary al-fresco dining and entertaining space. A side gate leads to the front of the property, which has been neatly paved and leads to discreet bin storage.

## Situation

This established and desirable part of Epsom town is highly sought after. Both the private and state educational options nearby are well-considered and include; both Wallace Fields primary, Epsom Primary and infants schools, Rosebery, The Glynn and Epsom College secondary Schools as well as Nescot college, a choice of sixth forms and even Epsom University for the Creative Arts, to name but a few.

The house is close to direct bus routes providing access to Kingston, Cheam and Sutton, connecting to the wider network. Epsom's popular commuter station offers fast and frequent trains to London Bridge, Victoria and Waterloo. Both are complemented by junction 9 of the M25 being just a few miles away. All giving ease of access to both Gatwick and Heathrow airports, plus all that London has to offer.

In addition to a comprehensive shopping centre, Epsom offers a wide variety of restaurants, cafes, bars, multiplex cinema, theatre and a choice of recreational pursuits including gyms and sports clubs. There are many acres of open green belt countryside within easy access including the famous Epsom Downs, Headley Heath, Denbies Wine Estate, Box Hill, Ewell Court gardens and lake and the Hogsmill River open space, all of which give the area a pleasant rural feel.

**Tenure**

Freehold

**EPC**

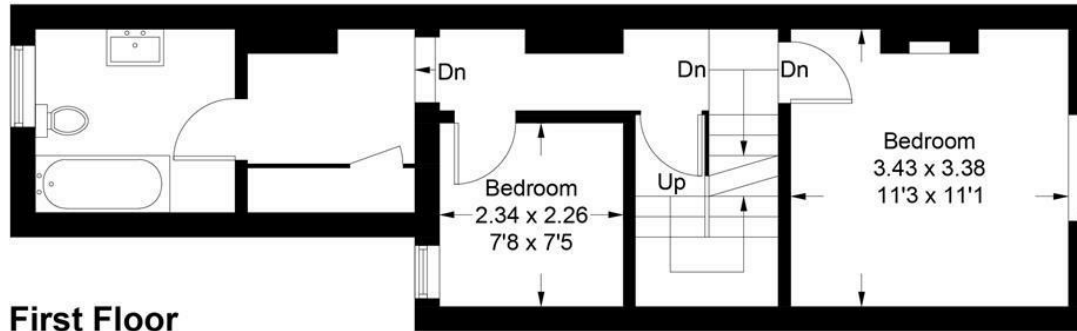
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**Council Tax Band**

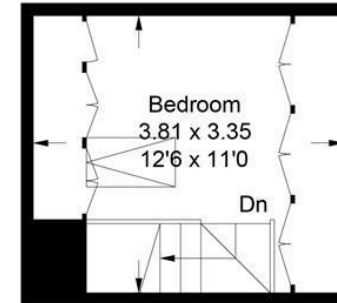
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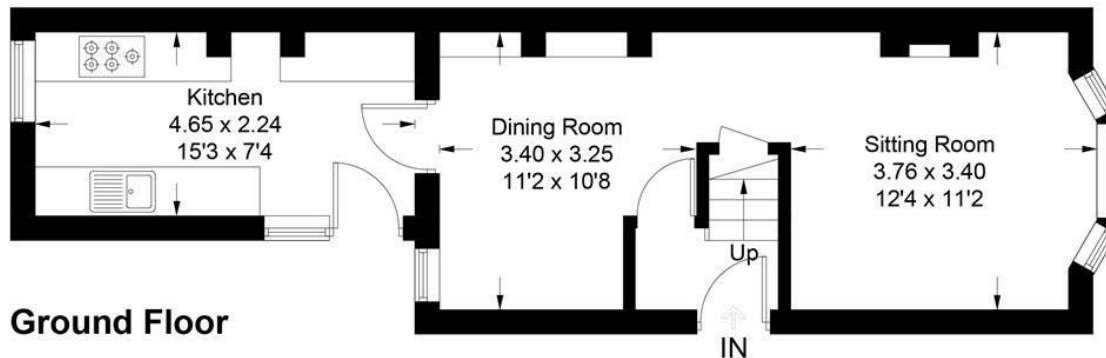
Approximate Gross Internal Area = 88.4 sq m / 951 sq ft



**First Floor**



**Second Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1061701)

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