



**patrick
gardner**
RESIDENTIAL

56 Castle Road, Epsom, Surrey, KT18 7NZ

Guide Price £450,000



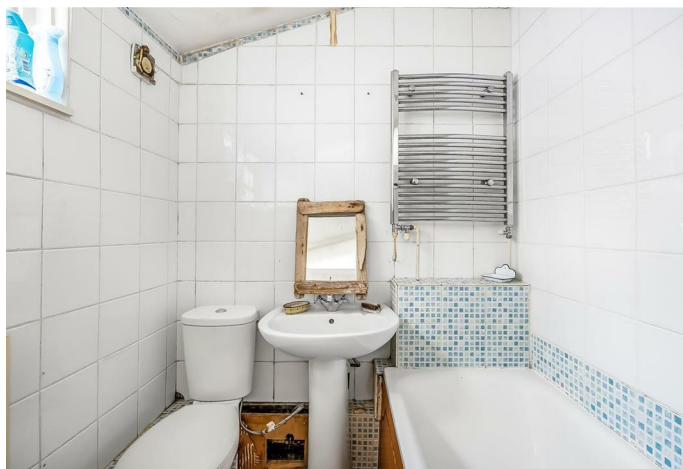
- GRADE 2 LISTED CHARACTER COTTAGE
- CLOSE TO SCHOOLS
- FEATURE FIREPLACES
- TWO DOUBLE BEDROOMS
- WALK TO EPSOM TOWN CENTRE
- VIEWS ACROSS EPSOM COMMON
- TWO RECEPTION ROOMS
- COTTAGE KITCHEN & BATHROOM
- COURTYARD GARDEN
- GOOD TRANSPORT LINKS

Description

A covered porch leads into a cosy living room with wood burning stove (not tested) and window overlooking the front garden. A further reception room featuring a gas burner fire, built-in storage, understairs cupboard, and window overlooking the courtyard garden leads into the kitchen with butler sink and space for white goods. Completing the downstairs accommodation is a bathroom with bath, wash hand basin and W.C..

The first-floor comprises two double bedrooms, one with built in storage and both with period fireplaces. The principal bedroom enjoys views across Epsom common.

Outside to the rear of the property is a courtyard garden with storage space. To the front, the garden is mostly laid to lawn with some mature shrubs, bordered by a picket fence. Beyond the garden is on-street permit parking.



Situation

Both Ashted village and Epsom town centre, with their excellent local independent and high street shopping facilities are close by. Both feature main line commuter stations with highly valued services to London Bridge, Waterloo and Victoria.

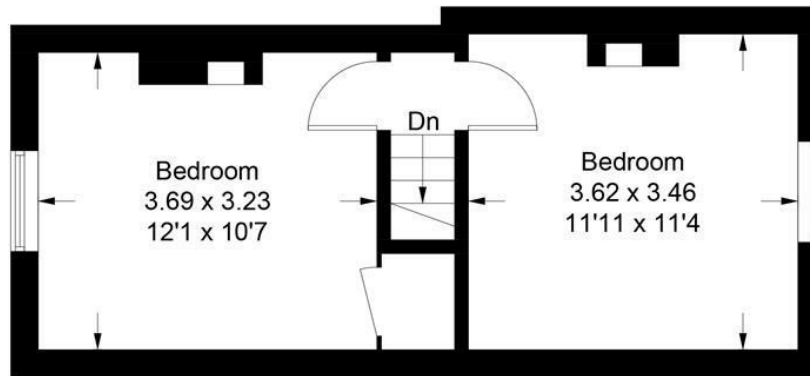
The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt.

There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park which is within walking distance of the property, St. Giles Infant School, Rosebery Girls secondary and Stamford Green primary.

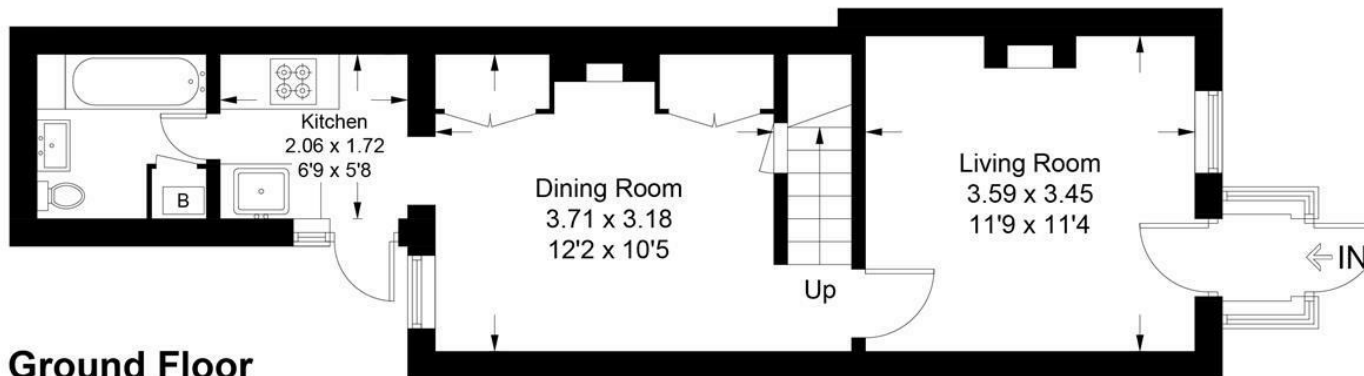
Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and links to the national motorway network.

Tenure	Freehold
EPC	D
Council Tax Band	D
Parking Permit	£104 p.a.

Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



First 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. (ID1128074)

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