



1 BEECH VILLAS, BEECH ROAD, EPSOM, KT17 4NQ

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A two-bedroom Victorian semi-detached property in this highly sought after College area of Epsom within a walk of the town centre and station. The property has 2 parking spaces, the benefit of no onward chain and does require modernisation.

Pathway leads to front door to Entrance Porch Sitting Room, double aspect: large bay windows, log burner with shelving to one side, coved cornice to ceiling. Dining Room: Victorian style fireplace, deep understairs storage cupboard, coved cornice to ceiling, open plan staircase. Kitchen: range of eye level units, cupboards and drawers below, electric cooker, single Franke sink unit with tiled splashback, door to side access to rear garden. Inner lobby with cupboard housing Gas fired boiler. Shower Room: pedestal wash hand basin, walls half tiled, W.C. Plumbing for Washing Machine.

From the Dining Room stairs lead to First Floor Landing. Bedroom One: over stairs storage cupboard, double aspect, Victorian style fireplace. Bedroom Two: over stairs storage. Bathroom: panel enclosed bath, shower attachment, pedestal wash hand basin, low level w.c., walls fully tiled.

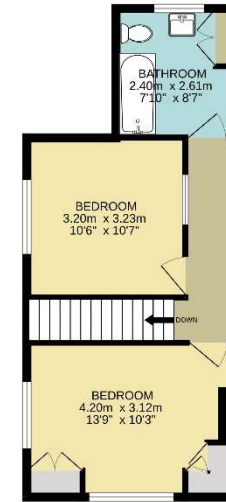
Outside: Immediately to the rear of the property is a pathway to the rear of the garden with far reaching views over open fields, with Summer House. Double car port. Paved garden Front Garden: laid to lawn with inset flowering borders.

EPC: D

Council Tax Band: D (£2,308.24 for 2024/25)



Ground floor  
45.8 sq. m. (493 sq. ft.) approx.



1st floor  
36.5 sq. m. (393 sq. ft.) approx.

TOTAL FLOOR AREA: 82.3 sq.m. (886 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Quote ref: MEG04

**Asking Price £475,000 Freehold**



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.