



43 College Road Epsom Surrey KT17 4HQ

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A two-bedroom, 3 reception Victorian semi-detached property in this highly sought after college area of Epsom within a short walk of the town center and station. The property has the benefit of no onward chain.

Pathway leads to glazed front door to tiled Entrance Hall. Sitting Room: large bay window, Victorian style fireplace with shelving to one side, picture rail, four wall light points  
 Dining Room: deep understairs storage. Kitchen: range of eye level units, cupboards and drawers below, electric cooker, single stainless steel sink unit with tiled splash back, fridge and freezer, washing machine, dishwasher. Wall mounted boiler. Tiled floor. Wide opening to Garden room, double doors onto garden, polished wooden floor  
 Shower room, fully tiled shower, wash hand basin in Vanity unit, Low level w.c.

From the Hallway stairs lead to First Floor Landing. Bedroom One: over stairs storage cupboard.  
 Bedroom Two: window

Outside: Immediately to the rear of the property is a pathway through to lawned areas with shrubs and flowering borders. Front Garden: small flower bed.

EPC - E  
 Council Tax – Band D  
 College Road Conservation Area



**Asking Price £510,000 Freehold**



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**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.