



Church Road

Epsom, KT17 4AB

Asking price **£425,000**

  
The **local** agent  
thelocalagent.co.uk





## 10 Church Road, Epsom, KT17 4AB

**Asking price £425,000**

A delightful character cottage located in the college area of Epsom convenient for the town centre, Alexandra Park, Rainbow leisure centre and train station. Ideal for the commuter, with only 0.5 miles walk to the station and direct trains into London Victoria, London Bridge and London Waterloo from as quickly as 36 minutes!

The property offers two double bedrooms, a separate lounge, downstairs bathroom with shower and a spacious kitchen/diner as the hub of the home with access to the garden.

Outside the garden is low maintenance with an artificial lawn and is Westerly facing with plenty of afternoon sunshine for those summer days and evenings.

The property also features double glazing, gas central heating, wooden flooring, loft space and NO CHAIN!



## Property Features

Charming Cottage  
College Area Of Epsom  
Convenient For Town Centre & Train Station  
Two Double Bedrooms  
Beautifully Presented Throughout  
Modern Fitted Kitchen Diner  
Separate Lounge  
Westerly Facing Rear Garden  
DG & GCH  
NO CHAIN

Council Tax Band: C  
Tenure: Freehold  
EPC Rating:C  
Total approximate floor area: 716.00 sq ft

## Location

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.



## Church Road, Epsom



Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>

Disclaimer: This plan is for layout guidance only and NOT TO SCALE  
Windows and door openings are approximate  
Whilst care is taken in the preparation of this plan,  
please check all dimensions and shapes before making any decisions reliant on them.

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

3 Ruxley Lane, Epsom, Surrey, KT19 0JB

telephone 020 8004 5252 | email sales@thelocalagent.co.uk