



Church Road, Epsom

Guide Price **£745,000**



Church Road

Epsom

Charming beautifully presented Victorian terraced cottage in town centre. 3 bedrooms, spacious kitchen/diner with bi-folds, underfloor heating, private garden. Close to amenities and transport. Ideal for families and commuters.

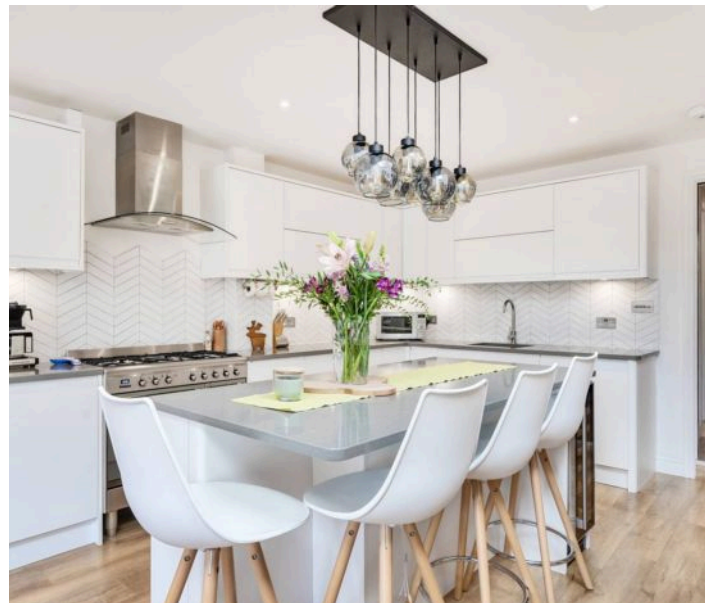
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Extended Victorian Cottage
- Beautifully Presented
- Fabulous Kitchen/Diner With Bi-Folds Onto Garden
- Utility/Shower Room
- Modern Bathroom
- Karndean Flooring
- Underfloor Heating For Majority Of The Ground Floor & Smart Central Heating For Remainder Of The House
- Wired Ethernet In Most Rooms
- Double Glazed Throughout
- Close To Town Centre & Station



Commanding attention from the street, this charming and beautifully presented Victorian terraced cottage is a true gem in the heart of the town. Boasting three bedrooms, this extended property offers a wonderful blend of period charm and modern convenience.

As you step inside, you are greeted by a cosy sitting room with bay window and feature fireplace. The fabulous kitchen/dining area offers a perfect space for entertaining or family meals, with bi-fold doors opening effortlessly onto the garden, flooding the space with natural light and creating a seamless indoor-outdoor connection. Downstairs also features a utility/shower room, adding practicality and convenience to the living space. Whilst on the first floor the three well-proportioned bedrooms and modern family bathroom complete the accommodation.

The property further boasts Karndean flooring and underfloor heating to the majority of the ground floor offering a touch of luxury while being durable and easy to maintain.

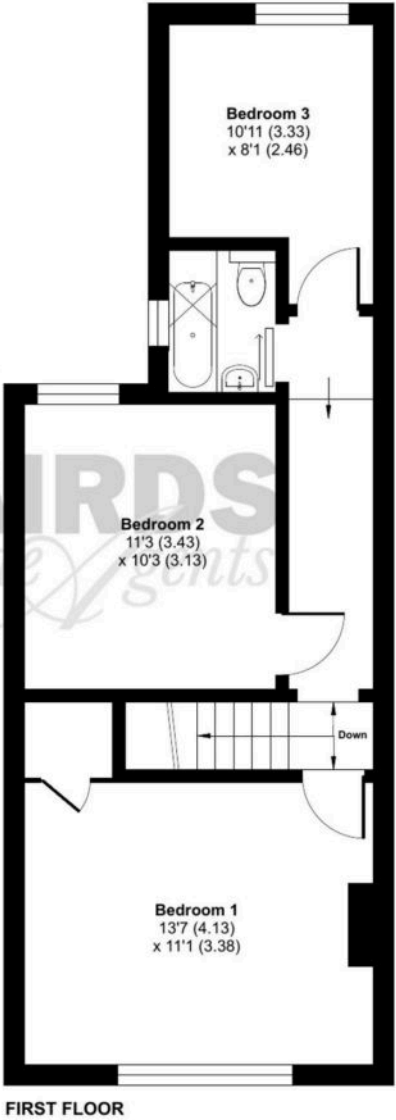
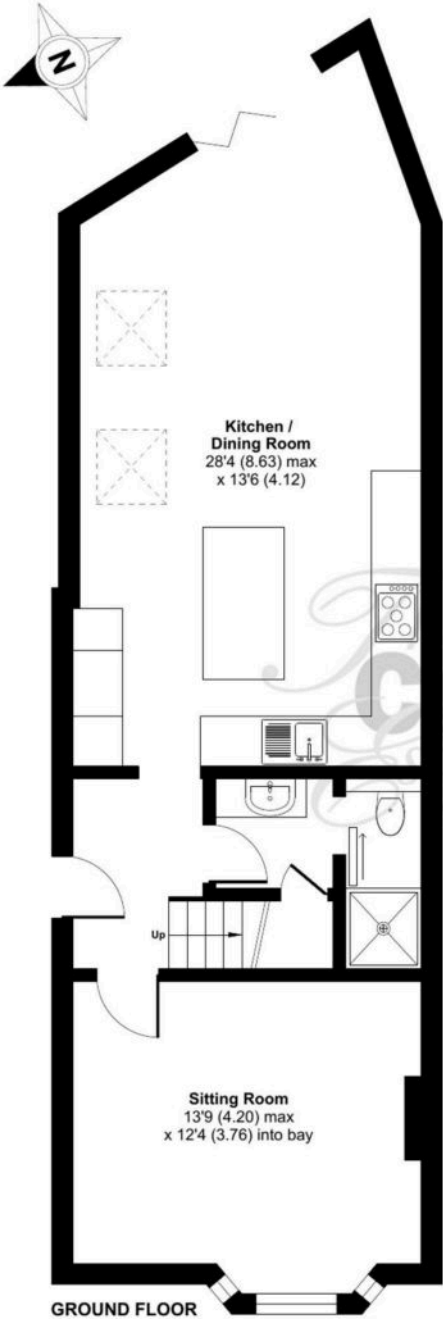
Outside, the property continues to impress with a well maintained private garden providing decked seating areas, offering a perfect space for for al fresco dining or simply unwinding after a busy day.

Situated close to the town centre and the station, this property offers easy access to amenities and transport links and is also within the catchment area of excellent local schools, making it a desirable location for families and commuters alike. Don't miss the opportunity to make this charming Victorian cottage your own and enjoy the best of both indoor comfort and outdoor relaxation in one perfect package.

Church Road, Epsom, KT17

Approximate Area = 1096 sq ft / 101.8 sq m

For identification only - Not to scale







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