



Church Road, Epsom

In Excess of £425,000





## Church Road, Epsom

Charming 2-bed character cottage in sought-after location. Sitting/dining room with beamed ceiling, galley kitchen, and cosy bedrooms. Good-sized rear garden, close to Epsom town centre and train station. Perfect investment opportunity. Schedule a viewing today!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Character Cottage
- Sought After Location
- Potential To Upgrade
- Sitting/Dining Room
- Galley Kitchen
- Ground Floor Bathroom
- Two Bedrooms
- Good Size Garden
- Garage
- Short Walk To Town Centre & Station



Discover a charming haven in the heart of a sought-after location with this character cottage. This delightful chain-free 2-bedroom house offers a unique opportunity for those looking to invest in a property with potential to upgrade and personalise to their taste.

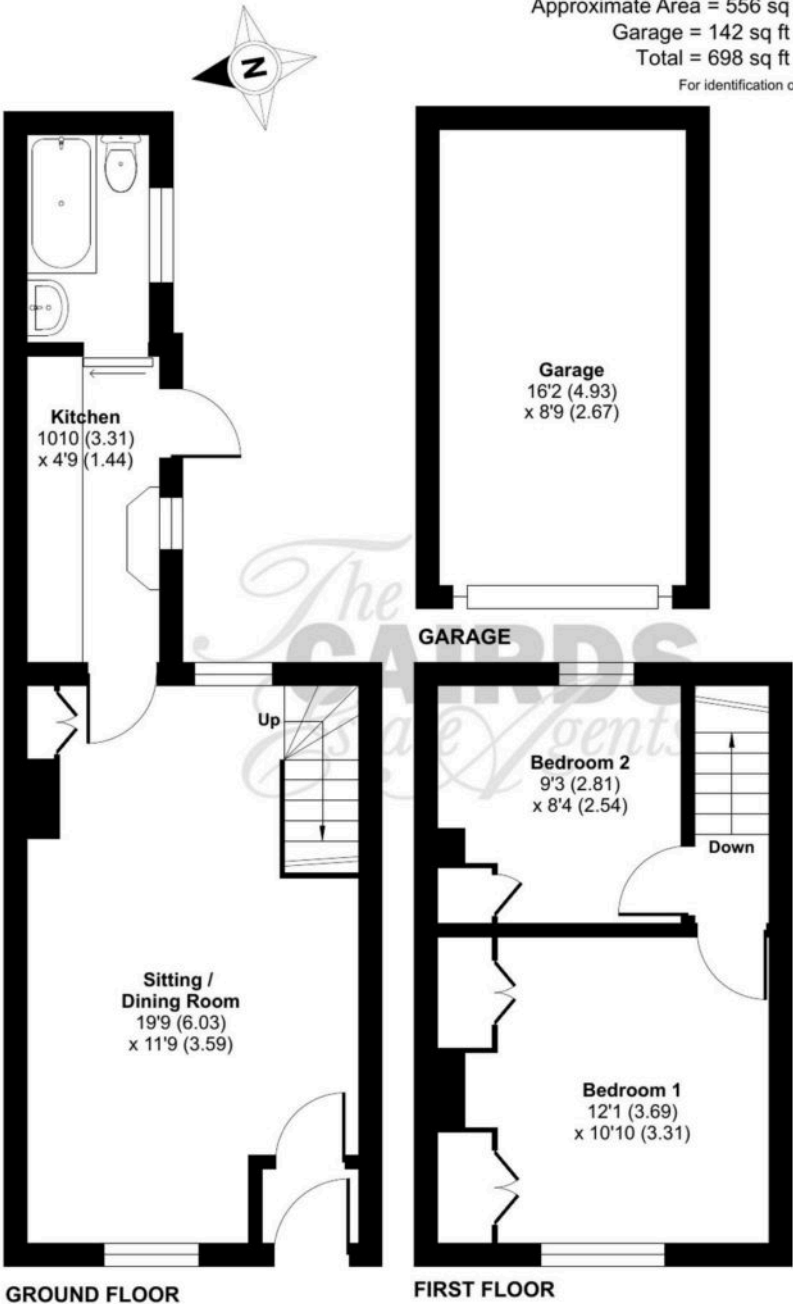
The ground floor welcomes you with a spacious sitting/dining room with feature fireplace and beamed ceiling, leading into a quaint galley kitchen and a convenient bathroom. Ascend the stairs to find two cosy bedrooms, completing the warm and inviting atmosphere of this home.

The property boasts a garage accessed via a lane at the rear together with a good-sized rear garden, perfect for outdoor entertaining and relaxation, offering a private sanctuary just a short walk away from Epsom's bustling town centre and convenient access to the train station.

Embrace the potential of this unique property and make it your own – contact us today to book your viewing appointment!

Church Road, Epsom, KT17

Approximate Area = 556 sq ft / 51.6 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 698 sq ft / 64.8 sq m  
For identification only - Not to scale











## Cairds The Estate Agents

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