



Albert Road, Epsom

In Excess of £600,000



## Albert Road

Epsom

Charming Edwardian semi-detached house in College Area. 2 beds, modern updates while retaining period details. Elegant interiors, south-facing garden, off-street parking. Close to town centre, station and park. Don't miss out – call to view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Large Edwardian Semi
- Beautifully Presented
- Sought After College Area
- Contemporary Kitchen
- Two Double Bedrooms
- Modern First Floor Bathroom
- Feature Fireplaces
- South Facing Garden
- Off Street Parking
- Close to Town Centre & Station

Nestled in the highly sought-after College Area, this beautifully presented Edwardian semi-detached house combines timeless character with modern comfort, offering a truly delightful living experience.

Thoughtfully arranged across two bedrooms, the home has been tastefully updated to suit contemporary lifestyles while retaining charming period details. The inviting sitting room, complete with a feature fireplace, creates a warm and relaxing ambience, while the separate open plan kitchen/diner provides the perfect setting for entertaining family and friends. A sleek, contemporary kitchen is well-equipped, including an integrated dishwasher and fridge/freezer, for both everyday cooking and dinner parties, while the stylish bathroom boasts a bath and separate walk-in shower, ensuring both convenience and luxury.

Characterful accents such as elegant fireplaces and classic Edwardian proportions bring depth and personality to the interiors, while large windows allow natural light to flood the home. Outside, the south-facing garden offers a peaceful haven, ideal for summer barbecues, morning coffee, or simply unwinding in the sunshine. Practicality is also well catered for, with the added benefit of off-street parking to the front.

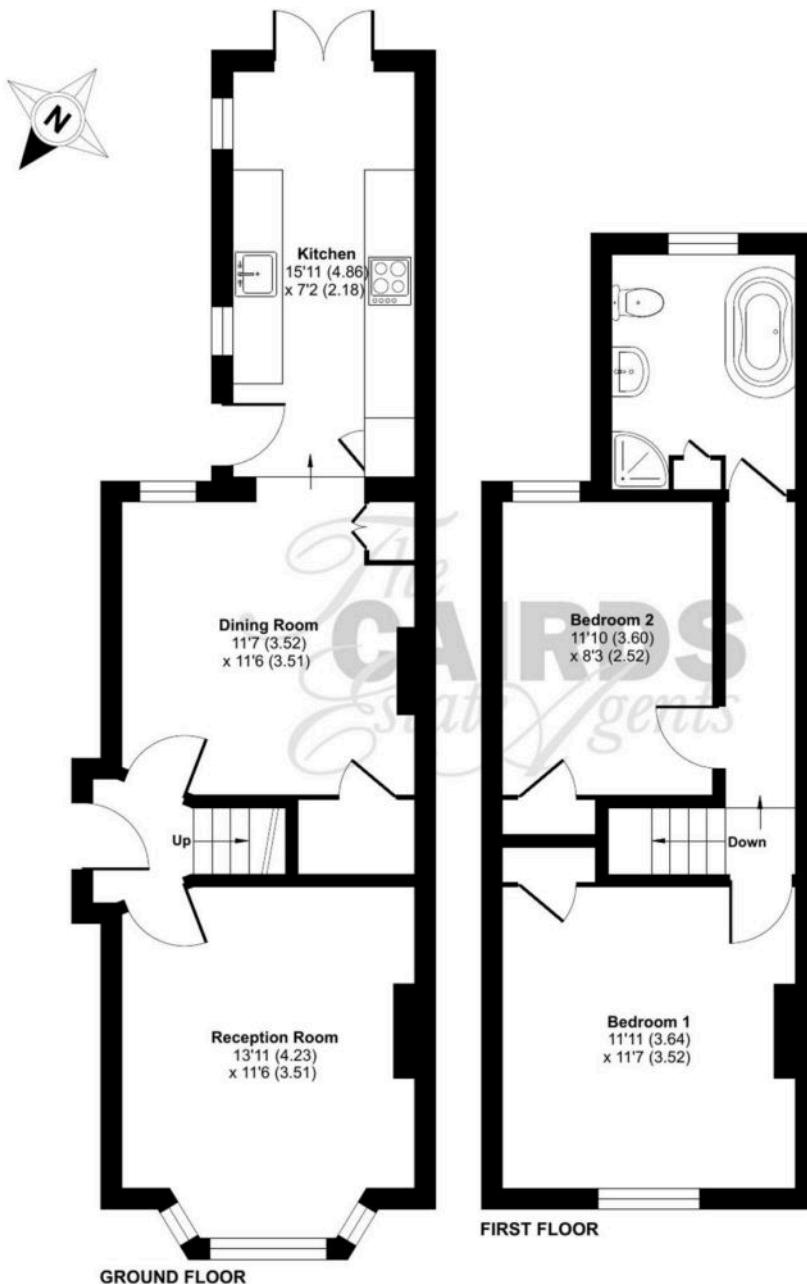
Perfectly positioned, the property is just a short stroll from the vibrant town centre and mainline railway station, making commuting and everyday life wonderfully convenient. Nearby Alexandra Park provides the ideal escape for leisurely walks, picnics, or outdoor activities, adding to the appeal of this enviable location.

This is a rare opportunity to acquire a home that balances period charm, modern style, and a prime setting. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Call us today to arrange your appointment – your new home awaits.

# Albert Road, Epsom, KT17

Approximate Area = 831 sq ft / 77.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street – KT19 8BT

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)