



Woodcote Road, Epsom

Guide Price **£425,000**



Woodcote Road

Epsom

Charming 2-bed Edwardian house with character and modern amenities. No chain. Cosy sitting room, modern kitchen, courtyard garden. Close to town and station for urban living convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

- Character Edwardian Semi
- No Onward Chain
- Sought After Location
- Period Features
- Modern Kitchen
- Contemporary Shower Room
- Two Double Bedrooms
- Sitting Room
- Courtyard Garden
- Minutes Walk To Town Centre & Station



Nestled in a sought-after location, this charming 2 bedroom semi-detached Edwardian house boasts character and period features throughout, offering a perfect blend of traditional charm and modern convenience.

This delightful home is offered with no onward chain, making it an attractive opportunity for prospective buyers looking to make their move hassle-free.

As you step inside, you are greeted by the cosy sitting room with focal fireplace and a modern kitchen with ample storage, catering to all culinary needs. The property further benefits from a contemporary shower room and two generously sized double bedrooms, ensuring comfortable living spaces for residents.

Step outside to discover a quaint courtyard garden, a tranquil escape where you can enjoy the fresh air and unwind after a busy day. This charming outdoor space offers a private retreat for al fresco dining or simply basking in the sunshine.

With the town centre and station only minutes away, residents can enjoy the convenience of local amenities, shops, and transportation services at their doorstep, enhancing the appeal of this property for those seeking a vibrant urban lifestyle. Don't miss the chance to make this captivating property your own and experience the perfect harmony of comfort, style, and location all in one place.

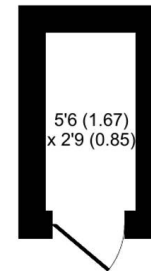
Woodcote Road, Epsom, KT18

Approximate Area = 519 sq ft / 48.2 sq m

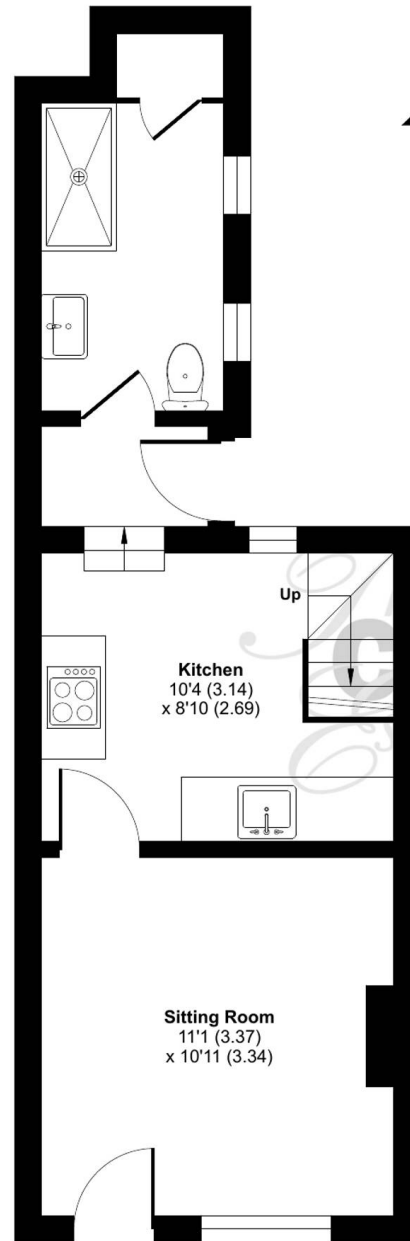
Outbuilding = 15 sq ft / 1.3 sq m

Total = 534 sq ft / 49.5 sq m

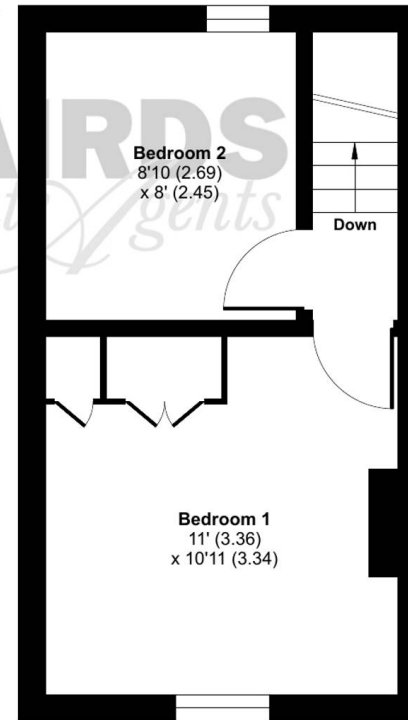
For identification only - Not to scale



OUTBUILDING

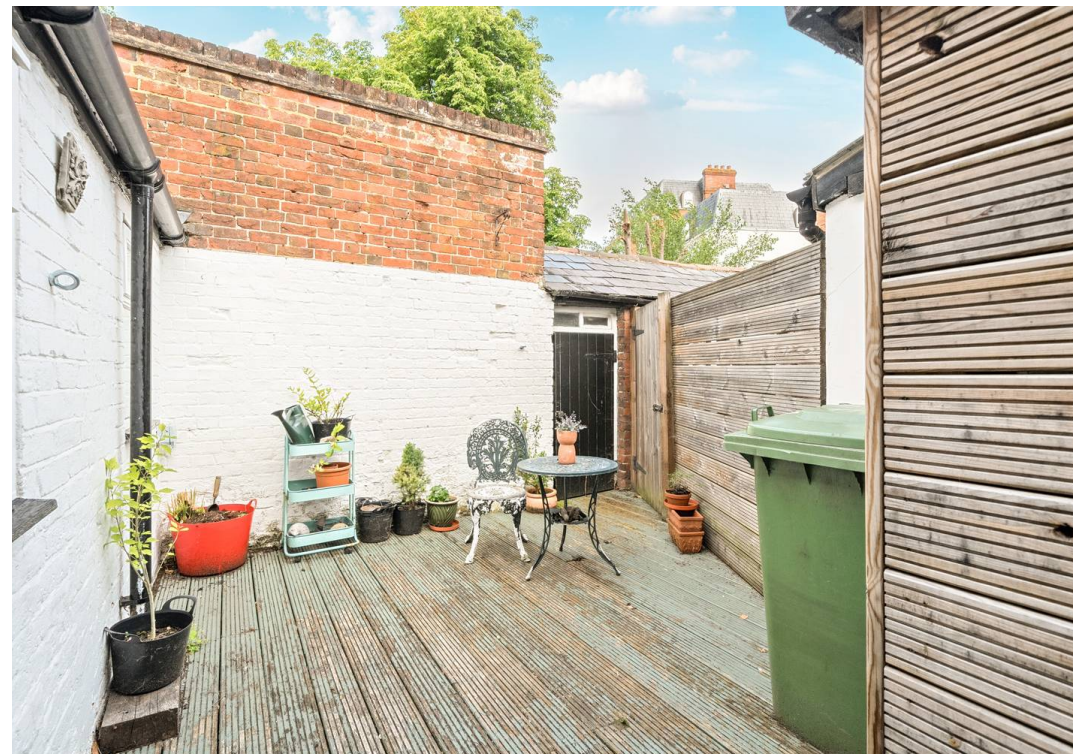


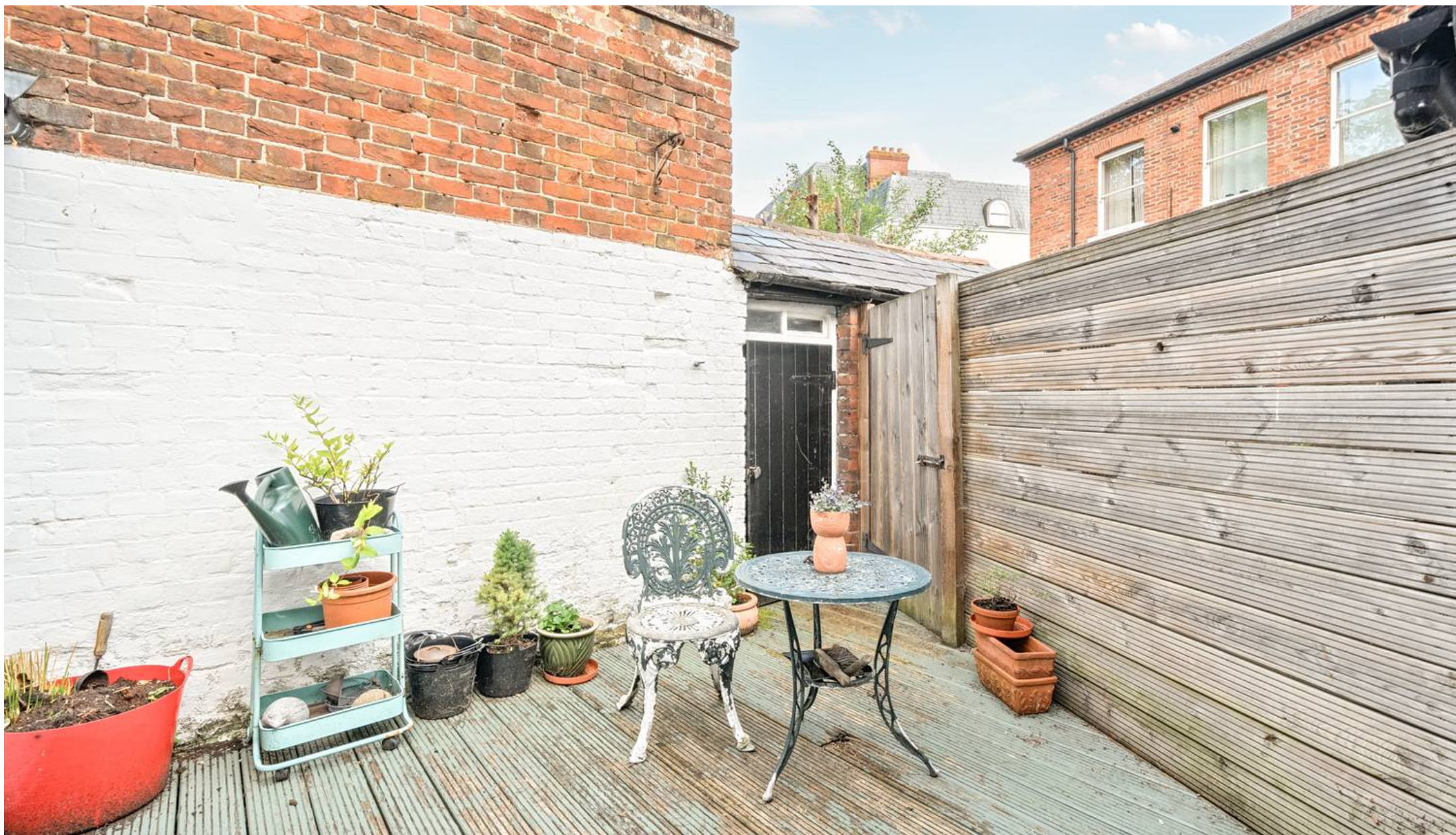
GROUND FLOOR



FIRST FLOOR







Cairds The Estate Agents

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

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk