



Albert Road, Epsom

In Excess of £525,000



Albert Road

Epsom

Three bedroom mid terrace family home in sought after College Area, close to excellent schools, town centre and station. Open plan living, large garden, driveway for two cars. Scope to extend (STPP). Call to view.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid Terrace House
- Sought After College Area Location
- Potential To Extend (STPP)
- Open Plan Living
- Three Bedrooms
- First Floor Bathroom
- Good Size Garden
- Off Street Parking



Cairds are delighted to present this three bedroom family home located in the heart of the ever-popular College Area, within the catchment for popular schools and walking distance of the town centre and mainline station. Owned and lovingly maintained for many years by the current occupier, this property benefits not just from an excellent location but also from scope to extend subject to planning permission.

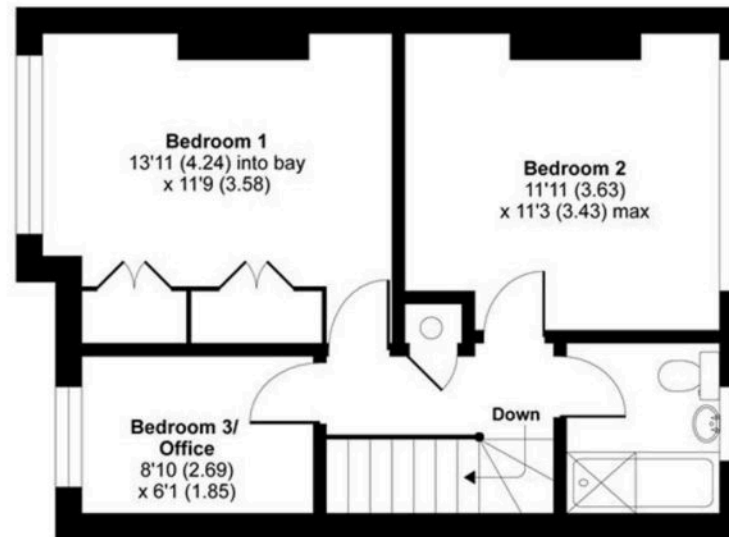
To the ground floor there is an entrance porch leading to the hall, beyond which lies the main living space. The traditional two reception room layout has been opened up to create a semi open plan layout encompassing the living room to the front and the kitchen/dining room to the rear. Double doors lead out from the dining room to the large rear garden which is predominantly laid to lawn with mature borders and trees. There is a patio area directly outside the rear doors ideal for summer barbeques. Upstairs there are three bedrooms and the family bathroom. The loft provides scope for extension as other properties in the street have sought to exploit this. To the front there is a driveway providing off street parking for two cars and further parking in the street.

Not to be missed - call now to schedule your viewing!

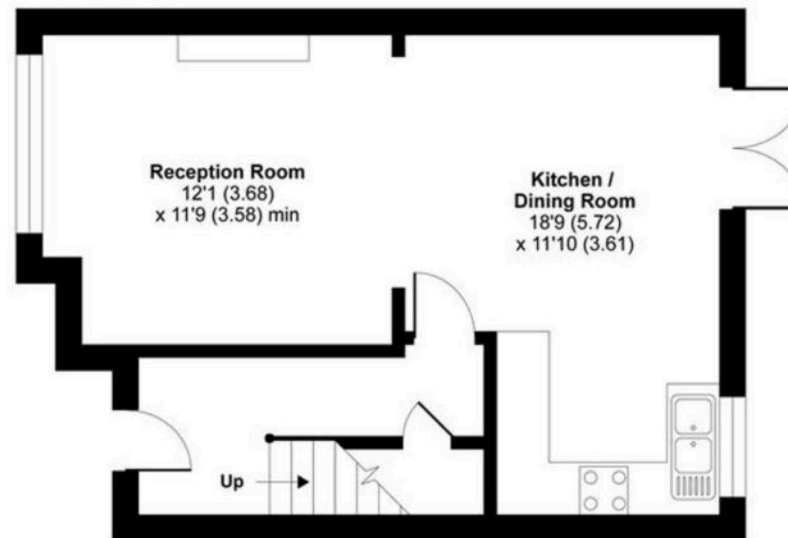
Albert Road, Epsom, KT17

Approximate Area = 916 sq ft / 85.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Hollands Smith. REF: 753326





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