



Headley Road, Epsom

Guide Price **£750,000**





## Headley Road

Epsom

Immaculate 2-bed Victorian semi in semi-rural spot near Epsom and Ashted. Features modern kitchen/diner, en-suite, detached studio, double garage, and large south-facing garden. Town and country living combined. Not to be missed - call today to view!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Beautifully Appointed Victorian Semi
- Fabulous Semi-Rural Location
- Character Features
- 6m x 4m Detached Studio
- Spacious Kitchen/Diner
- Two Double Bedrooms
- En-Suite Shower To Master Bed
- Modern Bathroom With Bath & Separate Shower
- Large South Facing Garden
- Easy Reach Of Epsom & Ashted Centres & Stations



This beautifully presented two-bedroom Victorian semi-detached home seamlessly combines period character with modern living, set in an enviable semi-rural position within easy reach of both Epsom and Ashted town centres and their mainline stations.

Recently renovated, the property is immaculately presented throughout and retains a wealth of original features, thoughtfully enhanced by contemporary finishes to suit modern lifestyles. The welcoming entrance hall opens into a charming sitting room, ideal for relaxed evenings, and a stylish kitchen/dining room featuring an Everhot cooker, perfectly suited to cooking and entertaining.

The first floor offers two well-proportioned double bedrooms, with the principal bedroom enjoying the benefit of a sleek en-suite shower room. A modern family bathroom includes both a bath and separate shower, while a convenient downstairs cloakroom serves guests.

A standout feature of the property is the impressive detached studio measuring 6m x 4m, offering a highly versatile space suitable for a range of uses. In addition, a double garage provides secure parking and excellent storage.

The generous south-facing garden is a particular highlight, offering a high degree of privacy and abundant natural light throughout the day. Beautifully landscaped with mature shrubs, lawn and well-stocked borders, it creates a tranquil setting ideal for outdoor entertaining or quiet relaxation.

Located just moments from the renowned Epsom Downs, the property enjoys access to superb walking, cycling and riding routes, while Epsom and Ashted provide a comprehensive selection of shops, restaurants and rail services. This charming home perfectly balances town and country living, making it an exceptional choice for buyers seeking character, comfort and convenience in a highly desirable location.

# The Junipers Headley Road, Epsom, KT18



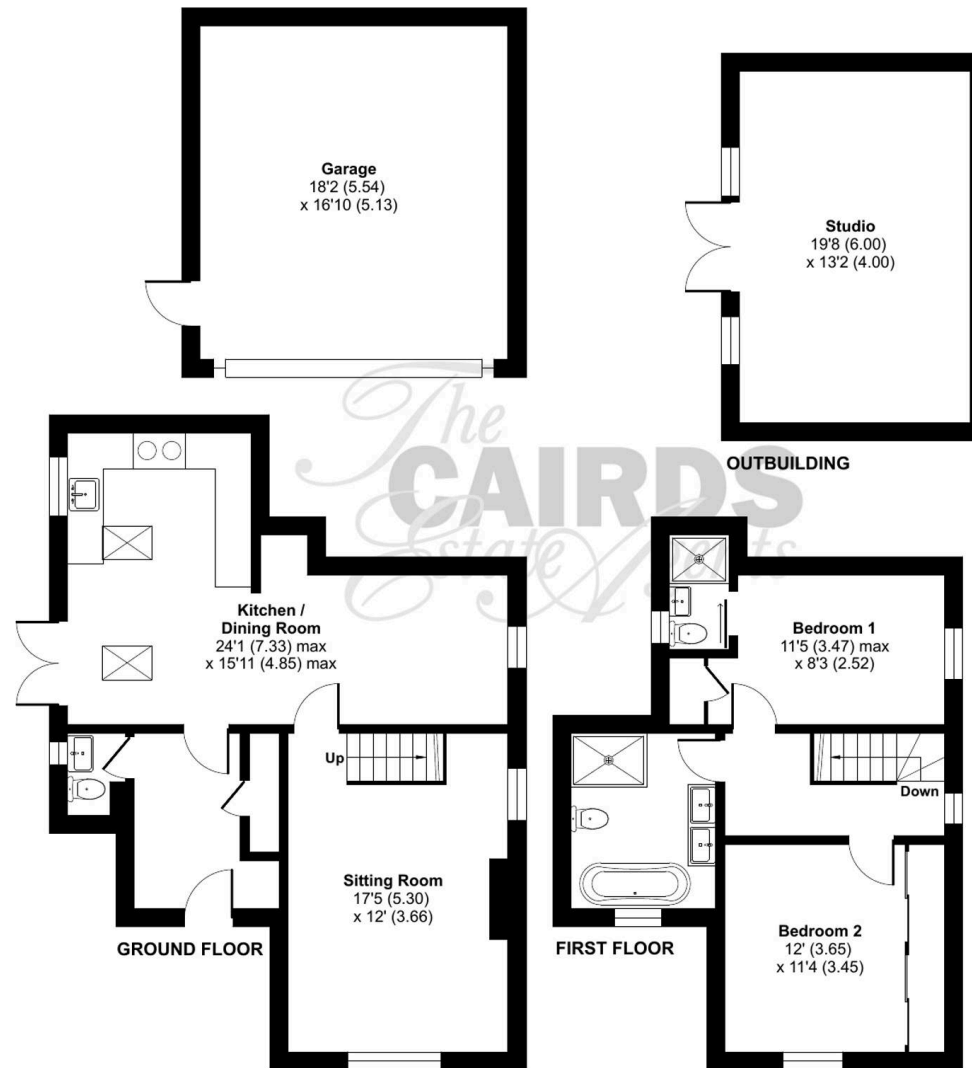
Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 306 sq ft / 28.4 sq m

Outbuilding = 261 sq ft / 24.2 sq m

Total = 1591 sq ft / 147.8 sq m

For identification only - Not to scale











## 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)