

Kennedys'

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52 Wyeths Road,
Epsom,
KT17 4EB

This 3 bedroom Victorian cottage has all the charm and character of a beautifully presented period home, whilst benefitting from modern additions, private garden and prime location within the idyllic College Area in Epsom, walking distance to the town centre and all it has to offer.

OIEO
£625,000



- Charming Edwardian Cottage
- Extended and modernised
- Bespoke hand crafted Neptune kitchen
- Garden studio
- 15 Minute walk from Epsom Mainline station (according to Google Maps)
- 3 Bedrooms
- Accommodation over 3 floors
- High ceilings throughout
- Permit on-road parking
- Vendors suited



PROPERTY DESCRIPTION

Our clients have perfectly executed the balance between country cottage, Edwardian charm, and modern living, with high ceilings and large rooms giving the house a light and airy feel, rustic decor bringing warmth, and modern additions such as the utility and modern kitchen bringing the whole space into the 21st century. The front room has an impressive bay window looking out the front and a period fireplace as the centrepiece alongside bespoke cabinetry on both sides.

The kitchen is timeless, bespoke hand-painted units in French grey paired with naturally dappled granite worktops all around a central island fitted with sink and further storage. A carefully considered extension put on by our clients provides a further dining area and study / homework space, as well as access into the utility room and French doors leading out into the garden. The utility area is well equipped, complete with rear garden access and a downstairs W/C.

Heading up to the first floor you'll find two generous bedrooms, the main of which is to the front of the house and benefits from built in storage and the signature feature fireplace. The second bedroom is a good size and benefits from a window looking out onto the rear garden. The family bathroom is also located on this floor, finished tastefully, as well as further storage both in the bathroom and off the hall. On the top floor you'll find one further generous bedroom alongside lots of eaves storage, and some further built in cupboards. The view out of the velux windows to the rear is really rather pleasant, looking out over allotments to the rear. It's also worth noting that the boiler has been installed new in recent months.









PROPERTY DESCRIPTION

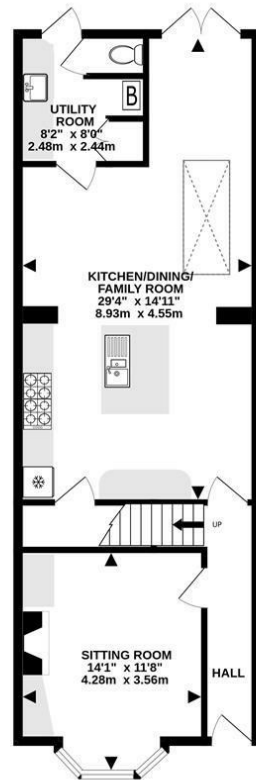
Outside our clients have carefully curated a peaceful retreat, thoughtfully planted beds flank you on both sides as you work your way down the sizeable space; a summer house on the left provides storage space and a studio down the end offers options for home working or recreation.

The road benefits from residents permit parking, and you are a mere 15 minute walk (according to Google Maps) from Epsom mainline Station.

Epsom is a historic market town in Surrey, known for its excellent transport links, outstanding local schools and attractive green spaces. The property is situated within easy reach of the High Street, which offers a wide variety of shops, cafés, restaurants and everyday amenities, including the Ashley Centre shopping mall.

Epsom mainline station is approximately 0.4 miles from the property, providing direct services to London Waterloo, London Victoria and London Bridge – making it an ideal base for commuters. The M25 for easy access to the ring road and Heathrow, with the M23 and Gatwick also within striking distance. Families are well served by nearby state schools such as Wallace Fields, Rosebery School and Glyn School, as well as private schools such as Epsom College and City of London Freeman's in nearby Ashted, all highly regarded in the area. Epsom Downs is also close by, offering miles of open countryside and the world-famous racecourse.

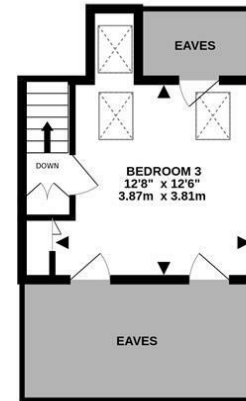
This is a rare opportunity to secure a charming and spacious home in one of Epsom's most sought-after addresses, with excellent amenities and transport connections right on the doorstep.



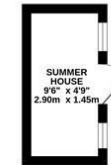
GROUND FLOOR



1ST FLOOR



2ND FLOOR



OUTBUILDINGS

MAIN HOUSE 127.2 SQ.M (1370 SQ.FT) OUTBUILDINGS 13.5 SQ.M (145 SQ.FT)

TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

52, Wyeths Road, Epsom

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Epsom and Ewell

TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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