

The PERSONAL Agent

# Treadwell Road, Epsom

In Excess of £500,000

# Treadwell Road

## Epsom

- Immaculately presented
- Terraced home
- Bay fronted lounge with plantation shutters
- Two double bedrooms
- 21ft kitchen diner with central island
- Four piece family bathroom
- Downstairs WC
- Opportunity to extend (STPP)
- Southerly facing rear garden

Set within a popular residential road that is equidistant of Epsom town centre and The Downs, this deceptively spacious terraced home is offered to the market in immaculate condition.

Incorporating individual design touches throughout, the property is superbly laid out for day to day living and entertaining with flexible and generous accommodation. The stunning rear kitchen/diner provides the real wow factor and links seamlessly to the garden.

The patio terrace opens up to the Southerly facing rear garden, which is not just a noteworthy point, but likely to be one of the many things that stick in your mind long after viewing this property.











**Description**

There are two generous double bedrooms arranged over the first floor, together with a large four-piece family bathroom. On the ground floor, a cosy bay-fronted reception room with plantation shutters sits alongside an impressive 21ft kitchen/diner with central island, creating a sociable and practical space that makes this home stand out. The property also offers excellent potential to extend, subject to the usual consents, with many neighbouring homes having converted their lofts to create additional bedroom accommodation. Loft conversions can also provide lovely elevated outlooks, with far-reaching views towards The Queen's Stand at Epsom Downs Racecourse in the distance. Outside, the south-facing garden offers a secluded patio area, mature shrub borders and a peaceful setting, providing an ideal space for relaxing, entertaining and enjoying the sunshine.

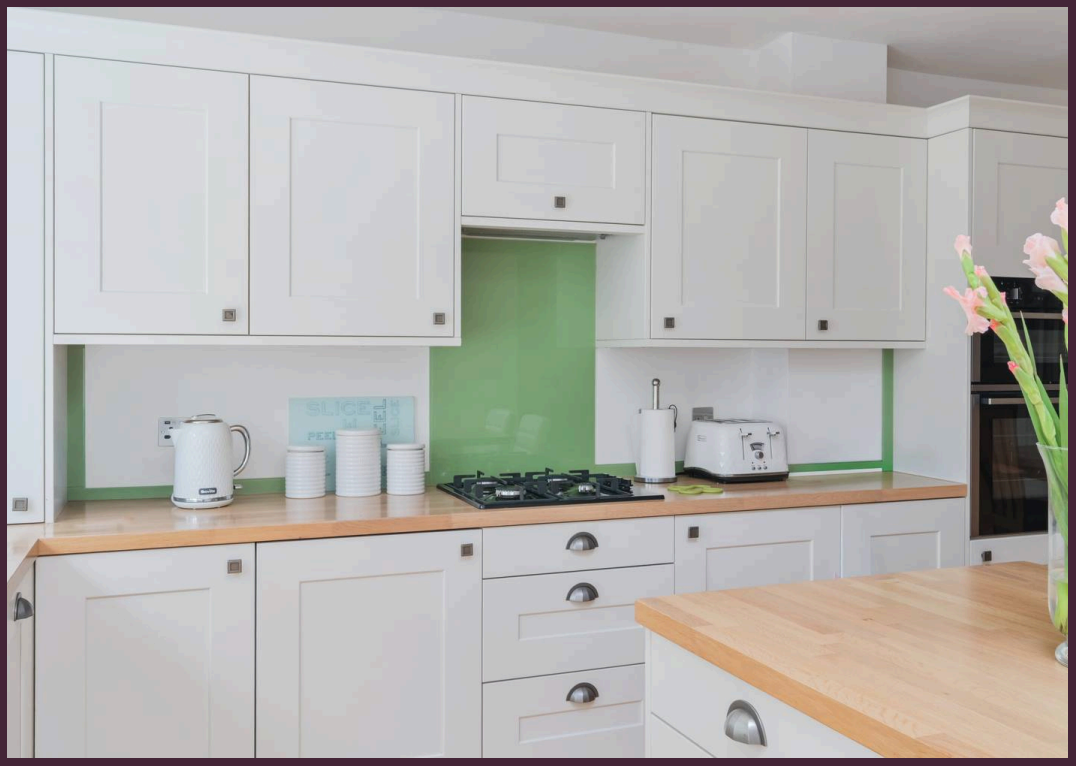


It is truly rare to find a home in this location offering such a fantastic combination of flexibility, presentation and natural light. With excellent school catchments, easy access to Epsom station and the open spaces of The Downs, this property caters perfectly to modern family life. Immediate viewing is highly recommended to fully appreciate the quality and versatility on offer. Nearby Epsom High Street provides an excellent choice of shops and everyday amenities, while The Ashley Centre offers a covered shopping experience with a wide range of well-known retailers. Epsom Playhouse provides an extensive programme of entertainment, including films, theatre and concerts. For leisure, the Rainbow Leisure Centre and David Lloyd offer swimming pools, gyms and a variety of sports facilities. The town also boasts an excellent selection of cafés, restaurants and pubs, providing plenty of choice for relaxed lunches, evening dining or meeting friends. Combined with the surrounding green spaces and excellent transport links, the location offers an enviable balance of convenience, lifestyle and connectivity.
Council Tax band: D

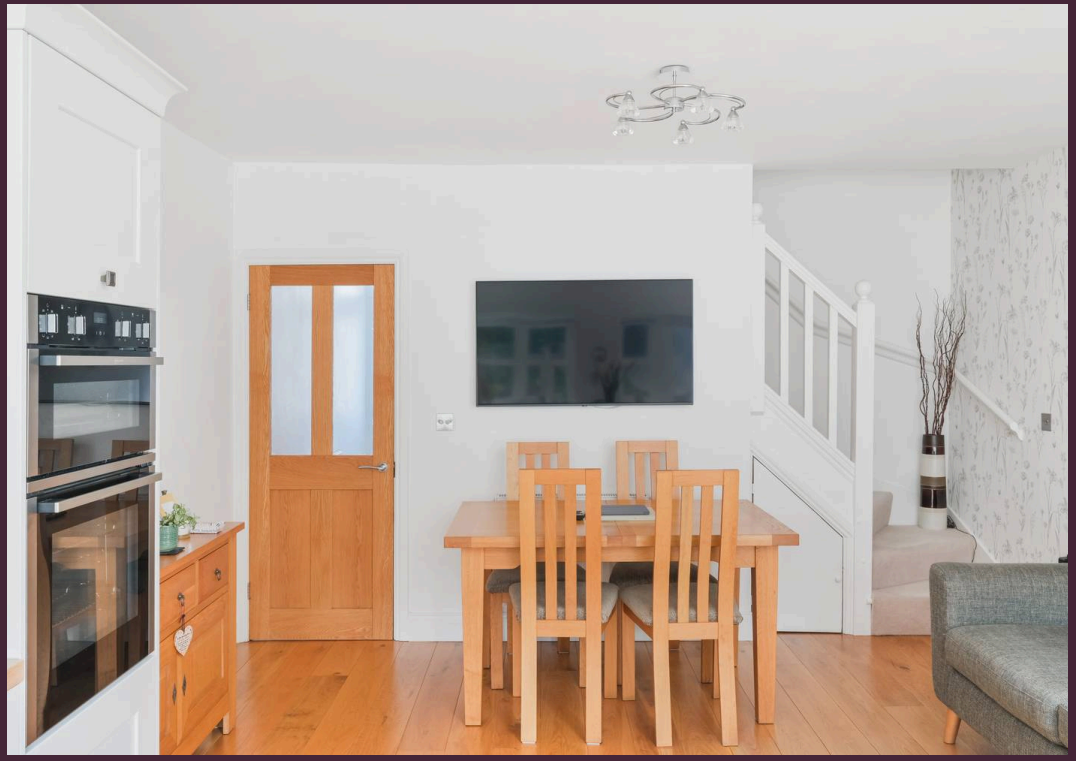
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





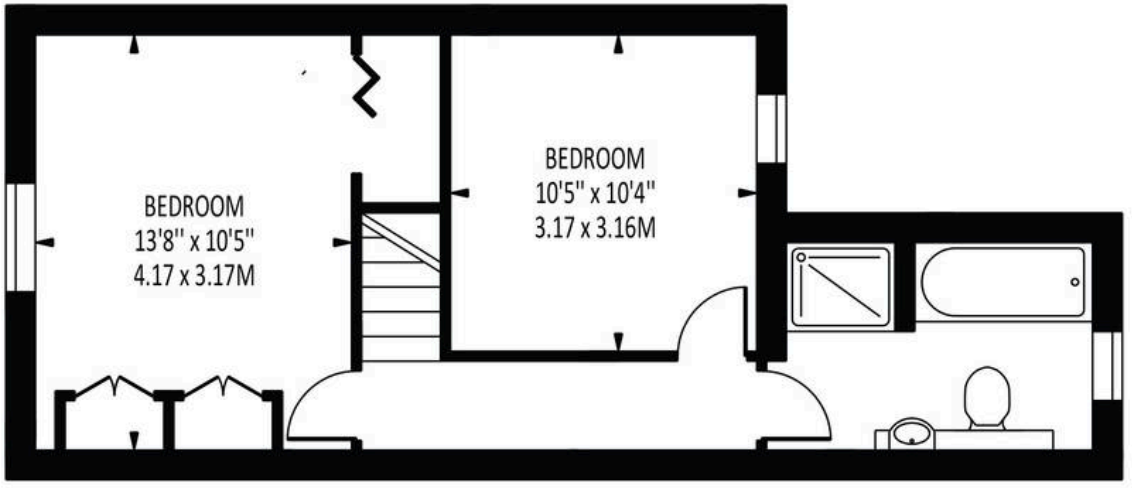




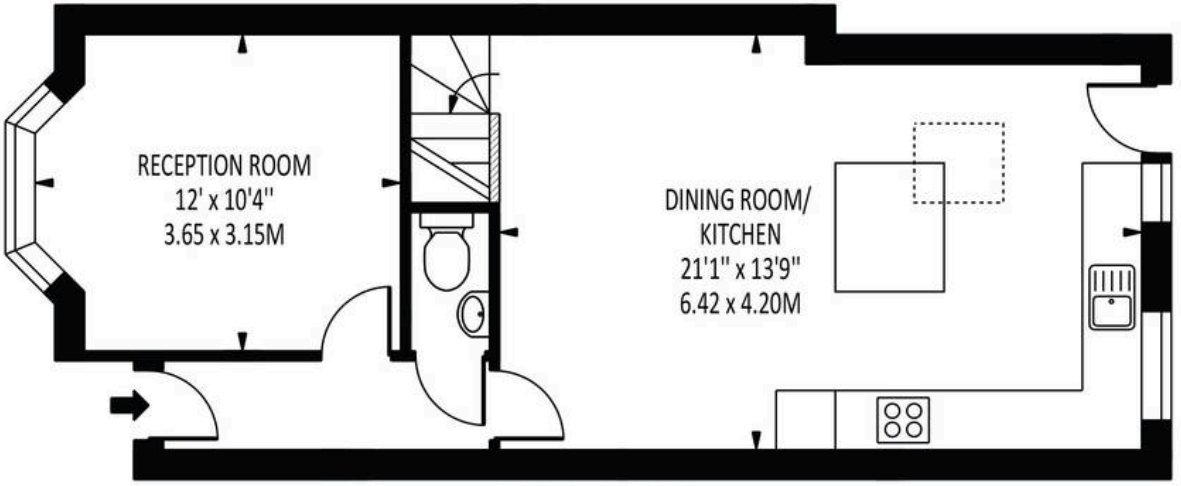
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Total Area: 880 SQ FT • 81.72 SQ M




FIRST FLOOR




GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.




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**The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG**

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/