



College Road, Epsom

The PERSONAL Agent

Offers In Excess Of £475,000 Freehold

- No onward chain
- Character cottage
- Two reception rooms
- Vaulted dining room
- Downstairs shower room
- Two well proportioned bedrooms
- Built in wardrobes upstairs
- Covered porch
- Easterly facing garden
- Heart of the College area

Set within the very heart of the highly sought after College Area of Epsom, a designated Conservation Area, Victorian properties with this price point are a rarity and an early viewing is strongly advised to fully appreciate the position and feel of this fine home.

The property comes with no onward chain and is presented to a good standard throughout and benefits from bright and light accommodation laid out over two floors. This home is a blank canvas and offers the fantastic opportunity to place your own stamp to customise and create a wonderful cottage home in one of the areas most favoured locations.

College Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria. The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize



move or considering school catchment we recommend viewing this fine home.

Sole agent.

This property benefits from a wealth of charm with a ground floor offering two reception rooms, a modern kitchen with plenty of storage and a vaulted dining room with French doors opening directly to the Easterly facing garden.

The ground floor is completed by a downstairs shower room and useful covered porch perfect for taking off muddy shoes after a long walk. Upstairs there are two well proportioned bedrooms both with built in storage. Further noteworthy points include a front garden and the private rear garden which is secluded and low maintenance.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a

wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - D

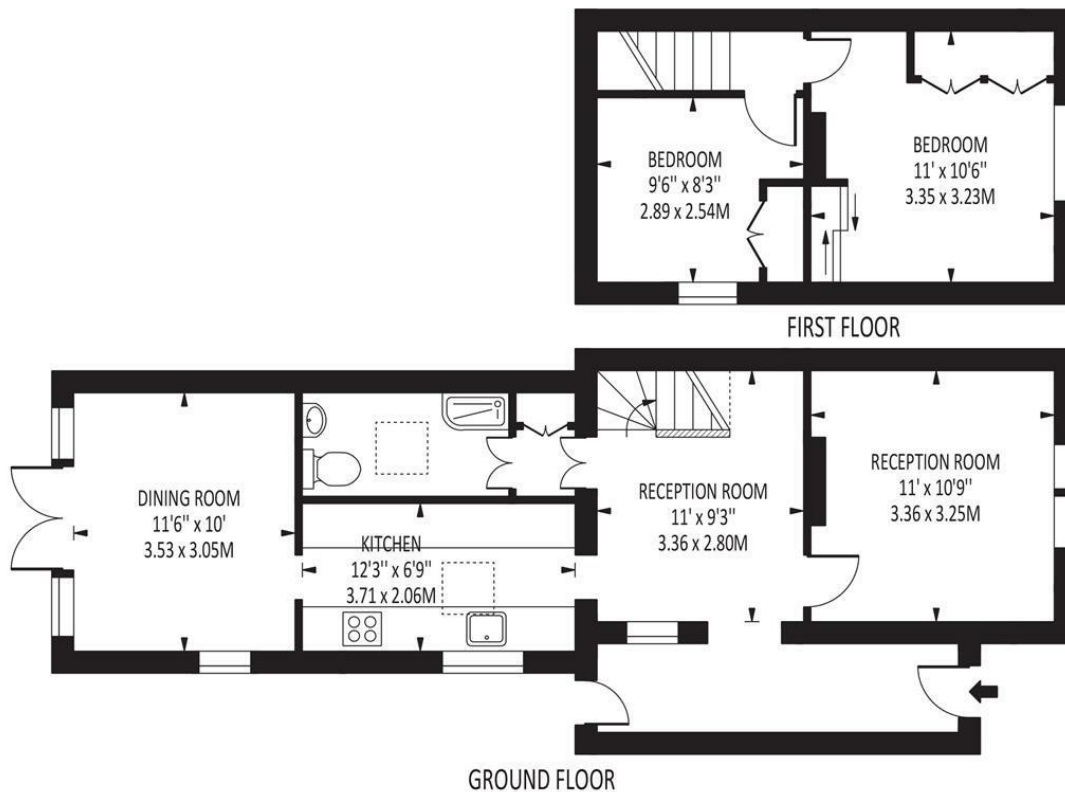





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Total Area: 800 SQ FT • 74.36 SQ M



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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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