

The PERSONAL Agent

Providence Place, Epsom

Guide Price £425,000

Providence Place

Epsom

- Offered for sale with no ongoing chain
- Victorian end of terrace in Providence Place
- Two well proportioned double bedrooms
- Two separate reception rooms for flexibility
- Smart modern kitchen and downstairs bathroom
- Double glazed sash windows and a combi boiler
- Wider rear garden with convenient side access
- Covered seating area and low maintenance paving
- Detached workshop with power, light and vent

This attractive two double bedroom Victorian end of terrace house is situated within the popular Providence Place, a pretty residential road just a short walk from Epsom town centre and railway station.

The property offers well presented accommodation comprising two separate reception rooms, a smart modern kitchen, contemporary ground floor bathroom and two nicely proportioned bedrooms.

Further benefits include double glazed sash windows, a combination boiler, useful side access and a wider than average rear garden with a covered seating area and detached workshop.

An excellent opportunity for first time buyers, downsizers and investors alike.











Description

Situated within a charming residential road known for its colourful cottages and almost seaside feel, this well maintained Victorian home enjoys an appealing end of terrace position and has been the subject of numerous improvements over the years.

The property has been thoughtfully updated to provide comfortable, modern living while retaining the attractive proportions associated with houses of this period.

Internally, the accommodation is presented in good order throughout, with a practical arrangement of rooms that makes excellent use of the available space.

With the additional advantage of no ongoing chain, we recommend early viewing to fully appreciate everything this appealing home has to offer.

The ground floor offers two separate reception rooms, providing flexibility for both relaxing and entertaining. The smart, contemporary kitchen is well appointed, while a stylish downstairs bathroom completes the accommodation on this level.

Upstairs are two comfortable and nicely proportioned double bedrooms, both enjoying natural light through double glazed sash windows. Outside, the rear garden is a particularly appealing feature.



Benefiting from additional width and convenient side access, it has been designed for ease of maintenance with extensive paving and a covered seating area, creating an ideal space for outdoor dining and entertaining.

A detached workshop adds another useful dimension, complete with power, lighting and a dedicated tumble dryer vent, allowing the space to double as a utility area or provide valuable storage and workspace.

Providence Place is ideally positioned for everyday convenience, with Epsom High Street offering a wide variety of shops, cafés, restaurants and leisure facilities, including the Ashley Centre, Epsom Playhouse and Rainbow Leisure Centre.

Epsom railway station provides regular services into London, while the surrounding area offers excellent schooling, nearby open spaces and convenient road connections to the A24, A3 and M25.

Combining a convenient location, flexible accommodation and a particularly useful outside space, this property offers an excellent opportunity to secure a well maintained home in an established and popular residential setting.

Council Tax band: C

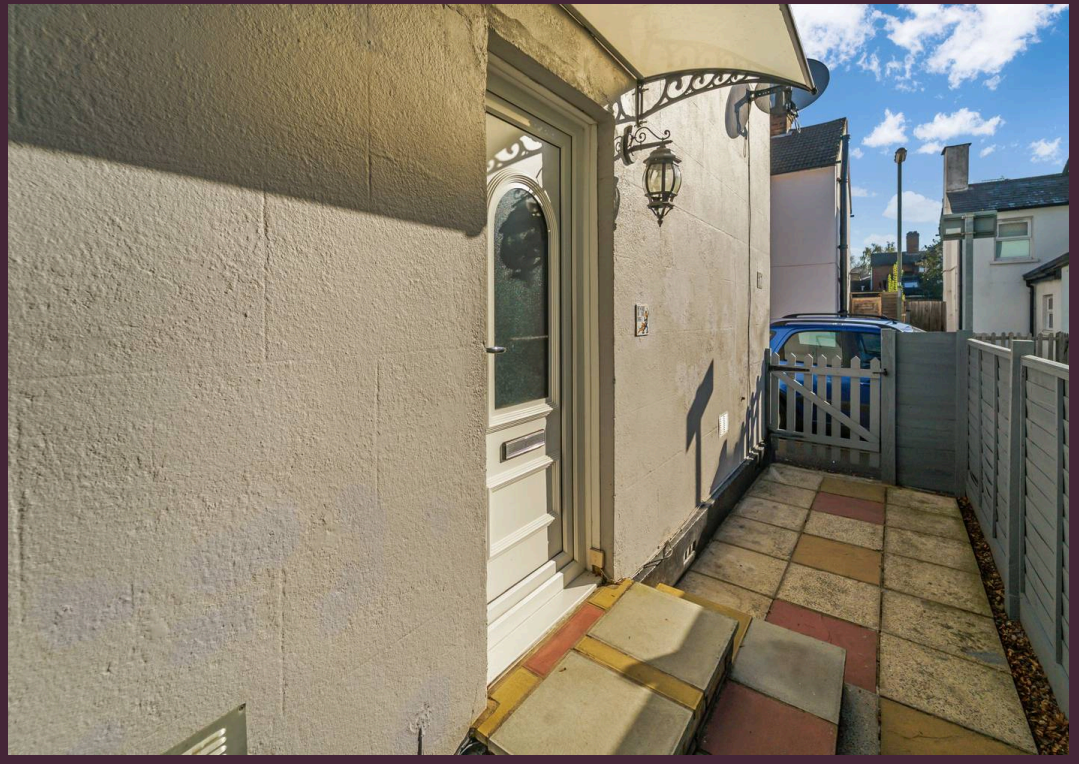
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





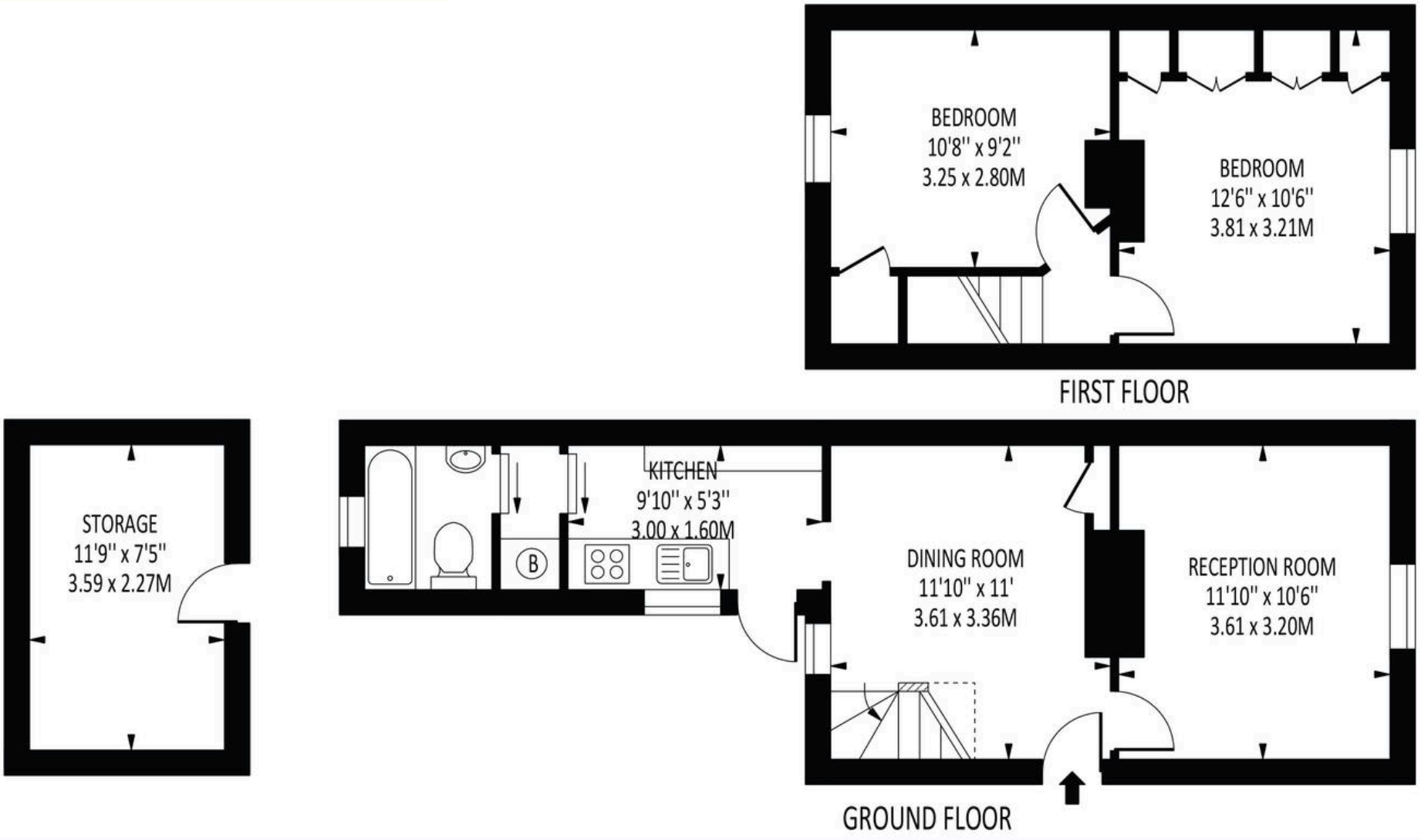




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Total Area: 714 SQ FT • 66.34 SQ M
(Including Storage)
Storage Area : 88 SQ FT • 8.15 SQ M



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 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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