

The PERSONAL Agent

Wyeths Road, Epsom

Guide Price £600,000

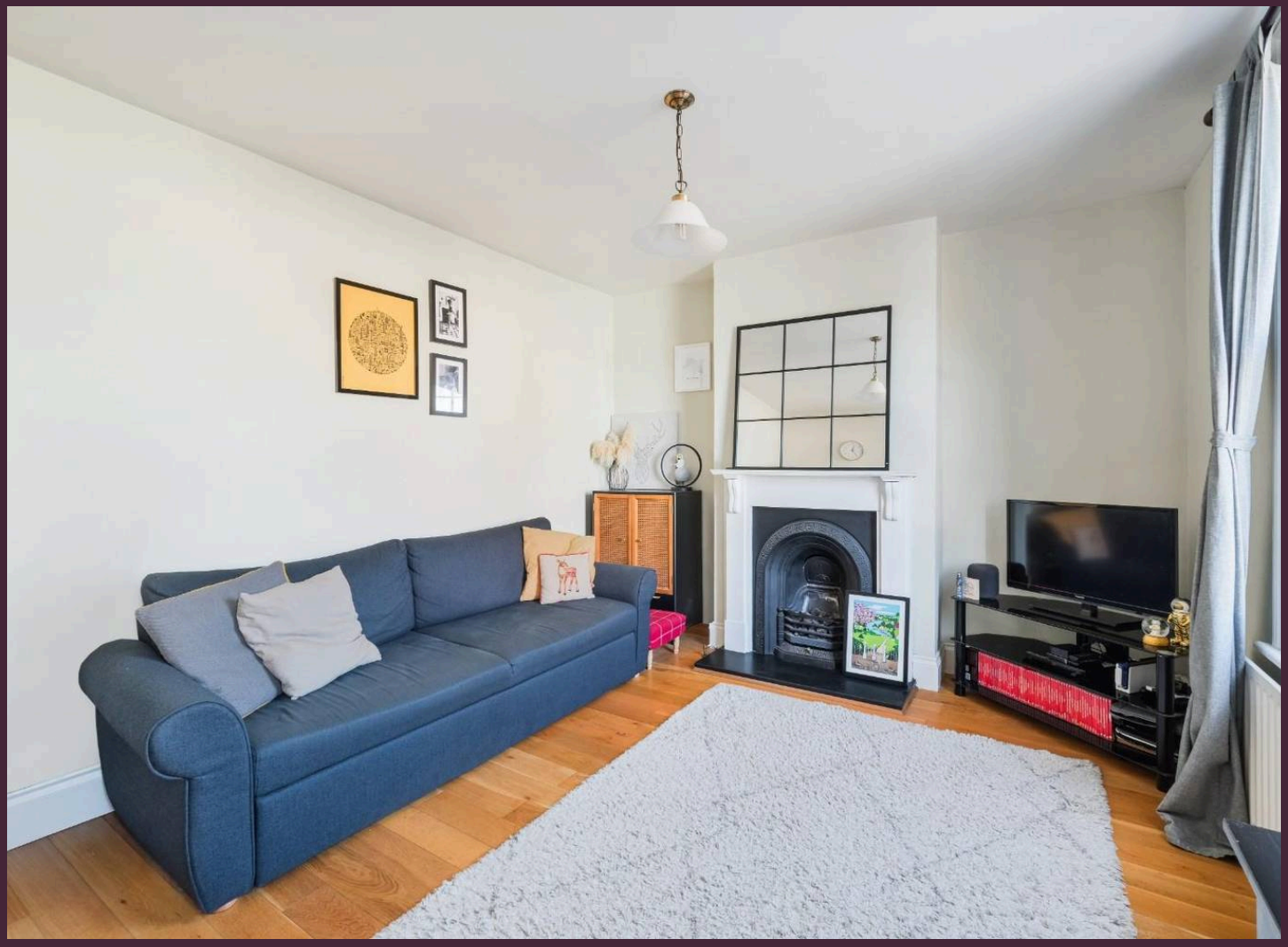
Wyeths Road

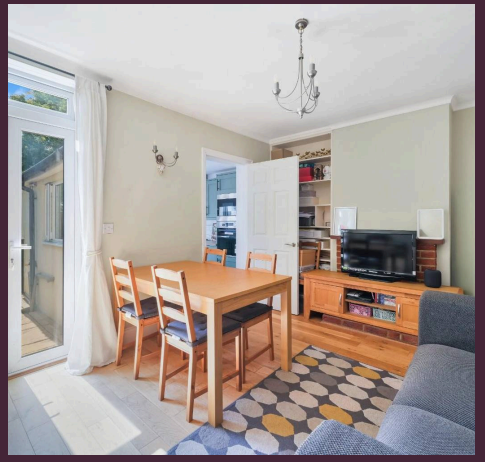
Epsom

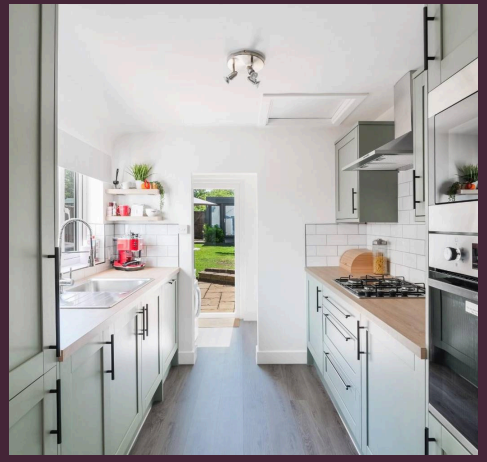
- Upstairs four piece bathroom
- Arranged over three floors
- Permit Parking on street
- Three well proportioned bedrooms
- Walking Distance of local amenities
- Victorian terraced home
- Two reception rooms
- Practical garden studio pod
- Secluded South facing rear garden
- Over 1200 sq. ft of accommodation

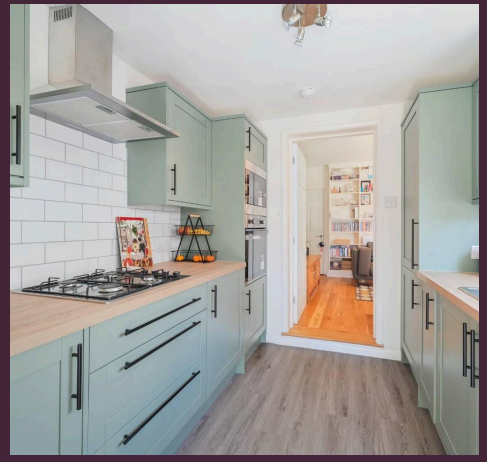
Tucked away in a peaceful and rarely available cul-de-sac within the ever popular College Area, this charming Victorian terraced home enjoys an enviable position just over half a mile from Epsom town centre and railway station, placing an excellent range of shops, restaurants and commuter links within easy walking distance.

Thoughtfully extended over the years, the property offers surprisingly spacious accommodation arranged across three floors. Beautifully presented throughout, the bright and airy interior provides a fantastic balance of character and practicality, while offering the opportunity for a new owner to personalise and create a home for many years to come.











Description

Wyeths Road is perfectly placed to enjoy everything Epsom has to offer, with highly regarded local schools and excellent transport connections close by. Epsom station provides regular services to London Bridge, Waterloo and Victoria, making this an ideal choice for first-time buyers, families, investors or downsizers seeking convenience without compromising on location. Viewing is highly recommended.

Offering over 1,200 sq ft of well-balanced accommodation arranged across three floors, this charming home effortlessly combines character features with modern finishes, creating a property perfectly suited to contemporary family living.

The ground floor centres around a welcoming front reception room with an attractive feature fireplace, while a separate dining room flows seamlessly into the modern kitchen, complete with integrated appliances and solid wooden work surfaces. A practical downstairs cloakroom completes the accommodation. On the first floor are two well-proportioned bedrooms, served by a stylish four-piece family bathroom.

Occupying the entire second floor, the impressive 14ft x 14ft principal bedroom provides a wonderful retreat, complemented by generous eaves storage and views over the local allotments. Outside, the south-facing rear garden offers a fantastic space for relaxing and entertaining, with the added benefit of a versatile studio at the bottom.



The College Area of Epsom is one of the town's most desirable residential pockets, renowned for its leafy avenues, elegant period homes and peaceful, community-focused atmosphere.

Centred around prestigious Epsom College, the area has a refined yet welcoming character, with attractive streets and generous green spaces appealing to families and professionals alike.

Its proximity to Epsom Downs, highly regarded local schools and the town centre makes the College Area particularly sought-after. Residents enjoy the best of both worlds, with tranquil residential surroundings close to a vibrant range of shops, cafés, restaurants and everyday amenities.

Excellent transport links further enhance the appeal, with Epsom railway station providing regular services into London.

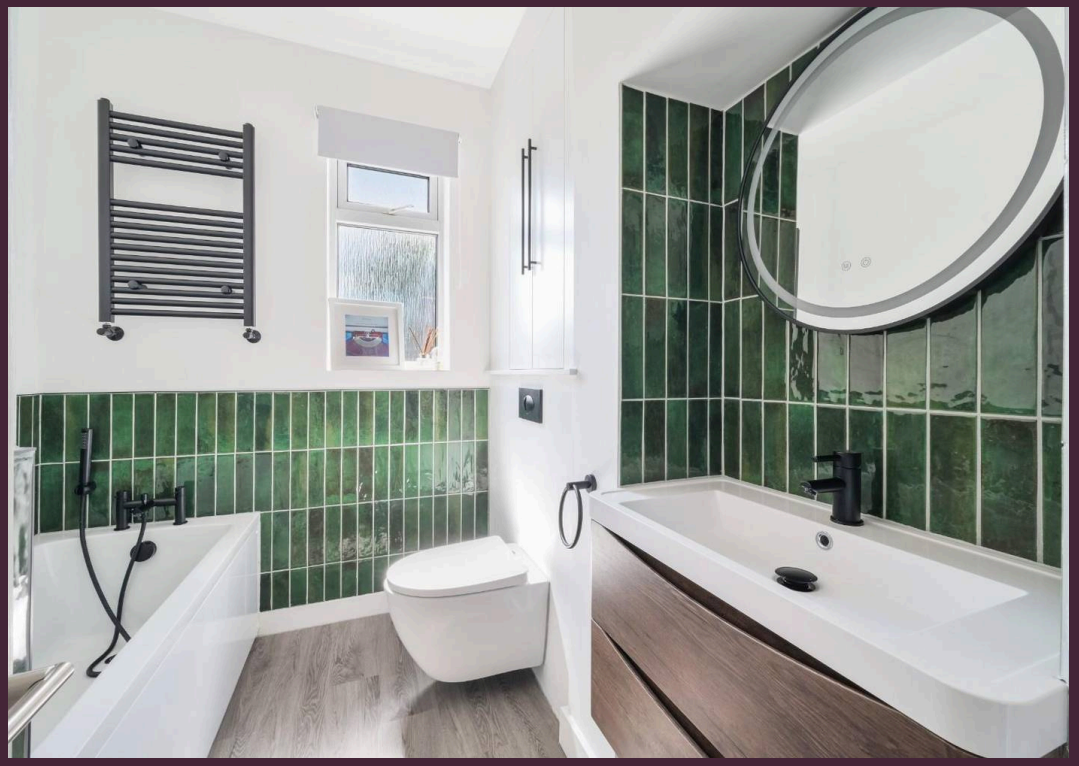
Combining character, convenience and access to beautiful open spaces, the College Area offers an enviable Surrey lifestyle in one of Epsom's most established and desirable settings.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





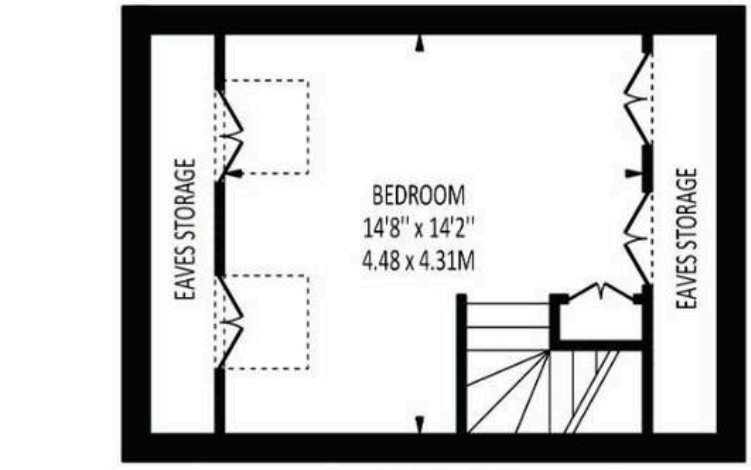




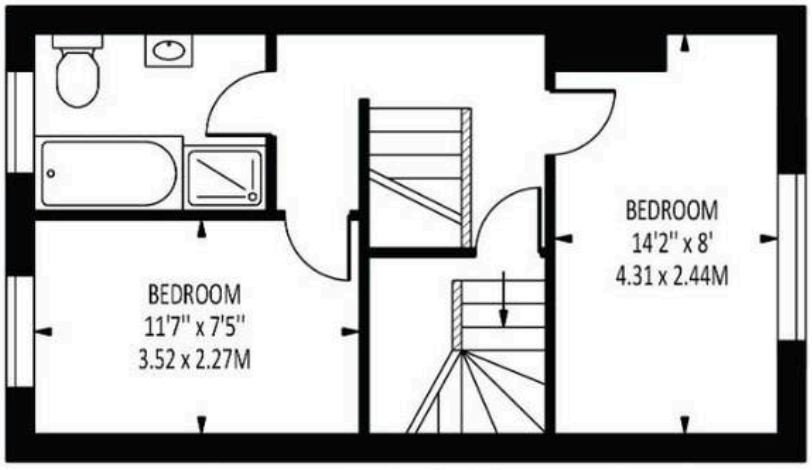
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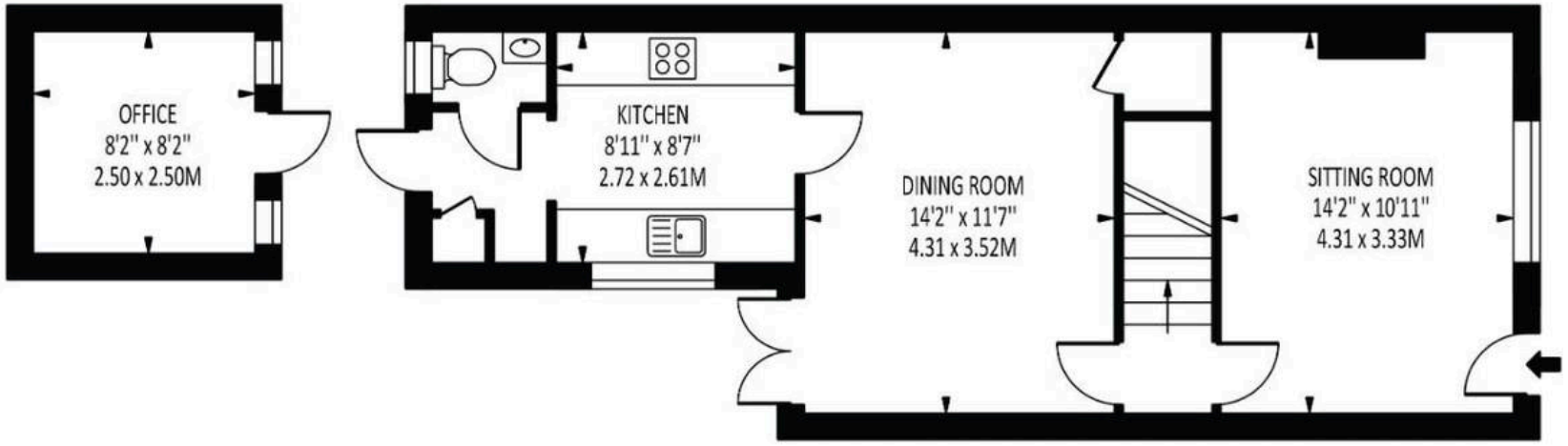
Total Area: 1207 SQ FT • 112.13 SQ M
(Including Eaves Storage & Office)
Eaves Storage Area : 65 SQ FT • 6.02 SQ M
Office Area : 67 SQ FT • 6.25 SQ M



SECOND FLOOR



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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