



8 WYETHS ROAD, EPSOM KT17 4EB

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A well-presented and carefully extended three bedroom mid-terrace Victorian cottage with two reception rooms and upstairs bathroom, downstairs cloakroom in this sought after College area of Epsom, within a stone's throw of Epsom Town Centre and Station. The property benefits from backing onto local allotments and being within the attractive Pikes Hill conservation area.

Pathway leads to half glazed Front Door. Sitting Room: Features Victorian style fireplace with wood surround and gas coal effect fire, polished wood flooring, and sash windows. Dining Room: double glazed doors onto patio and rear garden, coved cornice to ceiling, brick fireplace with quarry tiled hearth and polished wood overmantel, deep understairs storage, wall to floor book shelving, polished wood flooring.

Refitted contemporary kitchen: comprehensive range of eye level units with cupboards and drawers below, four ring gas hob with adjacent double oven, extractor above, large fridge freezer, integral dishwasher, single stainless steel sink unit with mixer tap and drainer, wall's part tiled. Door through to small Utility Area: wall mounted boiler, plumbing for washing machine, space for tumble dryer. Modern Downstairs W.C., wall mounted wash hand basin with walls half tiled.

From the Hallway, staircase leads to First Floor Landing. Bedroom One: overstairs cupboard, Victorian style fireplace. Bedroom Two : window overlooking rear garden and allotments. Bathroom: panel enclosed bath, wash hand basin set in vanity unit, W.C., fully tiled shower, wall's part tiled, heated ladderback towel rail, window. From the First-floor staircase to bright and spacious third Bedroom, sky light, cupboards and eaves storage

Outside, immediately to the rear of the property is a patio area with steps up to lawned area, garden office, access to the rear. Immediately to the rear of the garden are allotments. Gravelled Front Garden.

EPC: C Council Tax Band: D

**Guide Price £625,000 Freehold**



TOTAL FLOOR AREA : 112.3 sq m. (1207 sq ft.) approx.  
Measurements are approximate. Not to scale. Intentional omissions only.  
Made with Metronix C226



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.