



Victoria Place, Epsom

Guide Price **£575,000**



Victoria Place

Epsom

Beautifully presented 3-bed Victorian semi in a quiet cul-de-sac near town centre and station. Spacious living, modern kitchen, garden, parking. Ideal for families, commuters, and professionals. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Victorian Semi
- Cul-De-Sac Location
- Two Receptions
- Three Bedrooms
- Ground Floor Bathroom
- Modern First Floor Shower Room & W.C.
- Secluded Garden & Rear Courtyard
- Off Street Parking
- Minutes From Town Centre & Station



Tucked away in a peaceful cul-de-sac just a short walk from the town centre and mainline station, this beautifully presented three-bedroom Victorian semi-detached home effortlessly blends period character with contemporary living.

Offering spacious and flexible accommodation throughout, the property features two generous reception rooms, providing excellent space for both everyday family life and entertaining. The well-designed kitchen offers ample storage and preparation space, while the ground floor is complemented by a stylish bathroom finished with modern fixtures and fittings.

Upstairs, there are three well-proportioned bedrooms, each enjoying plenty of natural light, together with a contemporary shower room and W.C., finished to a high standard.

Outside, the property benefits from the added convenience of off-street parking, a well-maintained garden, and a private rear courtyard, creating a secluded outdoor space ideal for relaxing or entertaining.

Ideally located close to a wide range of local amenities, highly regarded schools, and excellent transport connections, the property is perfectly suited to commuters, families, and professionals alike.

Combining timeless Victorian charm with modern enhancements and an exceptionally convenient location, this attractive home presents a rare opportunity to acquire a characterful and welcoming property. Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

Denotes restricted
head height

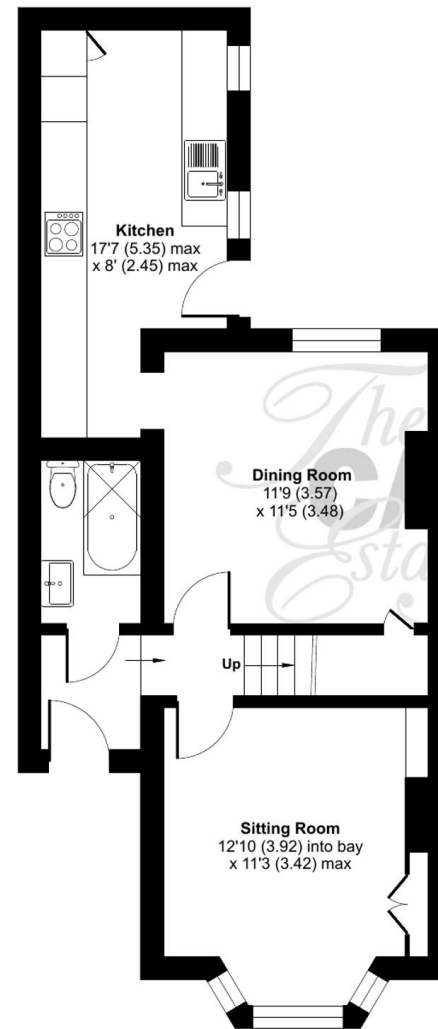
Victoria Place, Epsom, KT17

Approximate Area = 943 sq ft / 87.6 sq m

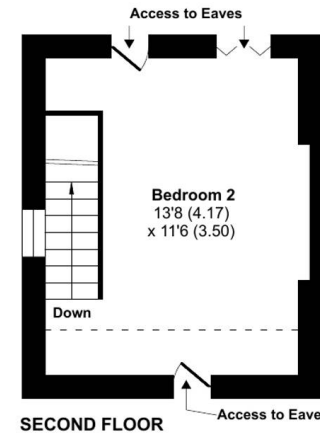
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 965 sq ft / 89.6 sq m

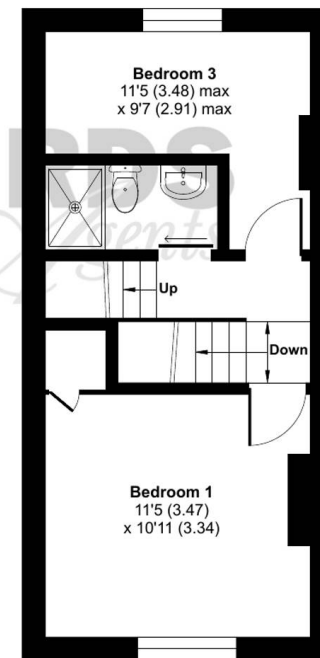
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk