

The PERSONAL Agent

College Road, Epsom

Offers Over £835,000

College Road

Epsom

- Two spacious reception rooms
- Walk To High Street, Station & Park
- Attractive 'Halls Adjoining' Edwardian home
- Beautifully presented family bathroom
- Practical downstairs cloakroom
- High ceilings and retained period detailing
- Benefitting from excellent school catchment
- Charming cottage style design garden
- Stunning 21ft kitchen/breakfast room
- Three generous double bedrooms

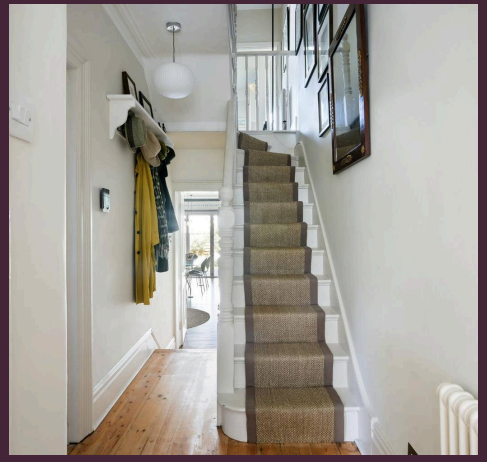
Set within the highly sought-after College Area of Epsom, this beautifully presented halls-adjoining Edwardian home combines timeless character, generous proportions and stylish modern living, offering an exceptional opportunity for buyers seeking both space and convenience.

Positioned within a desirable Conservation Area and close to highly regarded schools, Epsom town centre and mainline rail links, the property enjoys an enviable setting. An attractive frontage, abundant natural light, high ceilings and retained period detailing create an immediate sense of warmth and elegance.

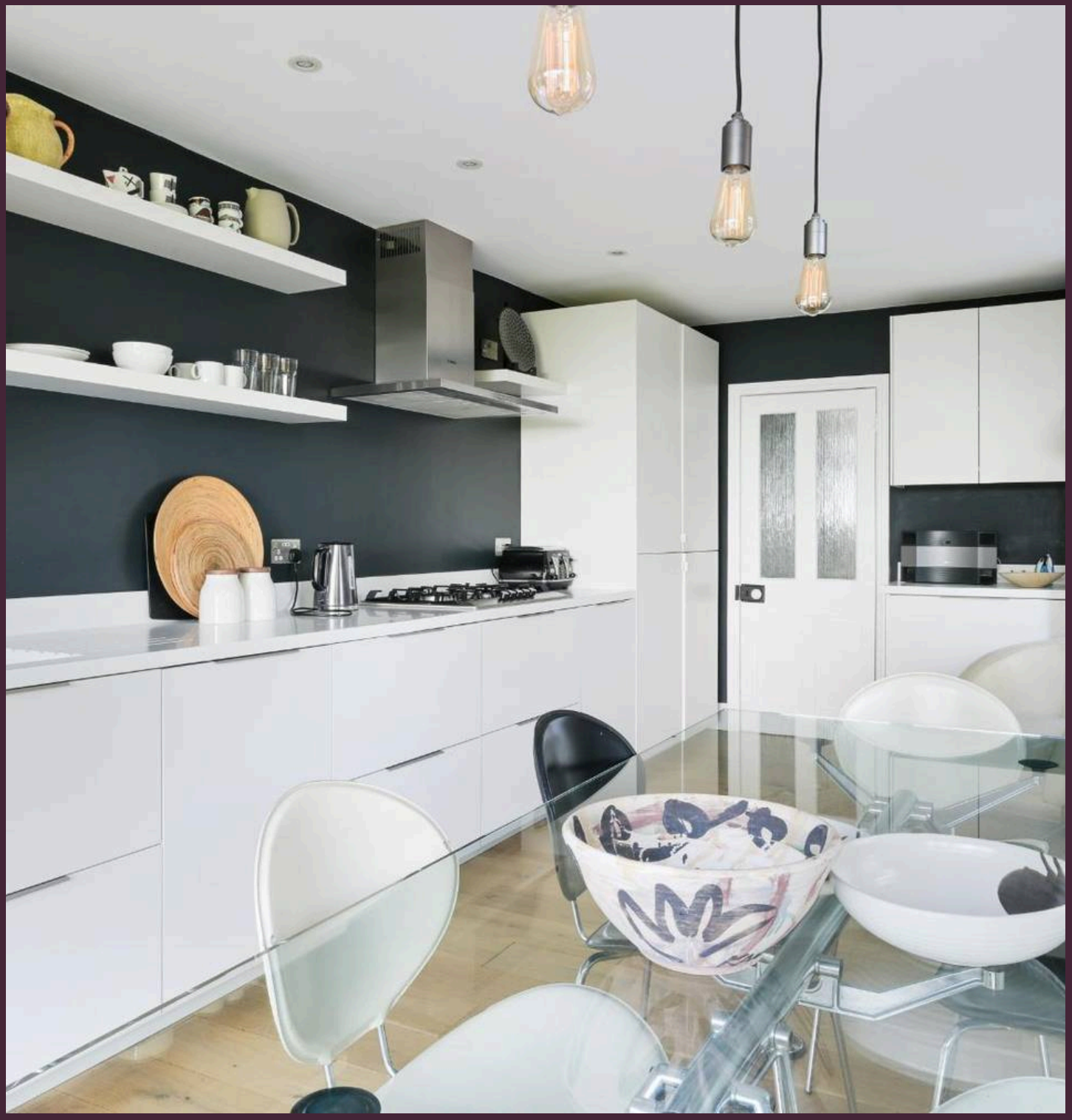
Thoughtfully and significantly improved by the current owner, the home is presented in superb condition throughout. The result is a seamless blend of classic architecture and contemporary design, creating a stylish and welcoming home perfectly suited to modern family life.





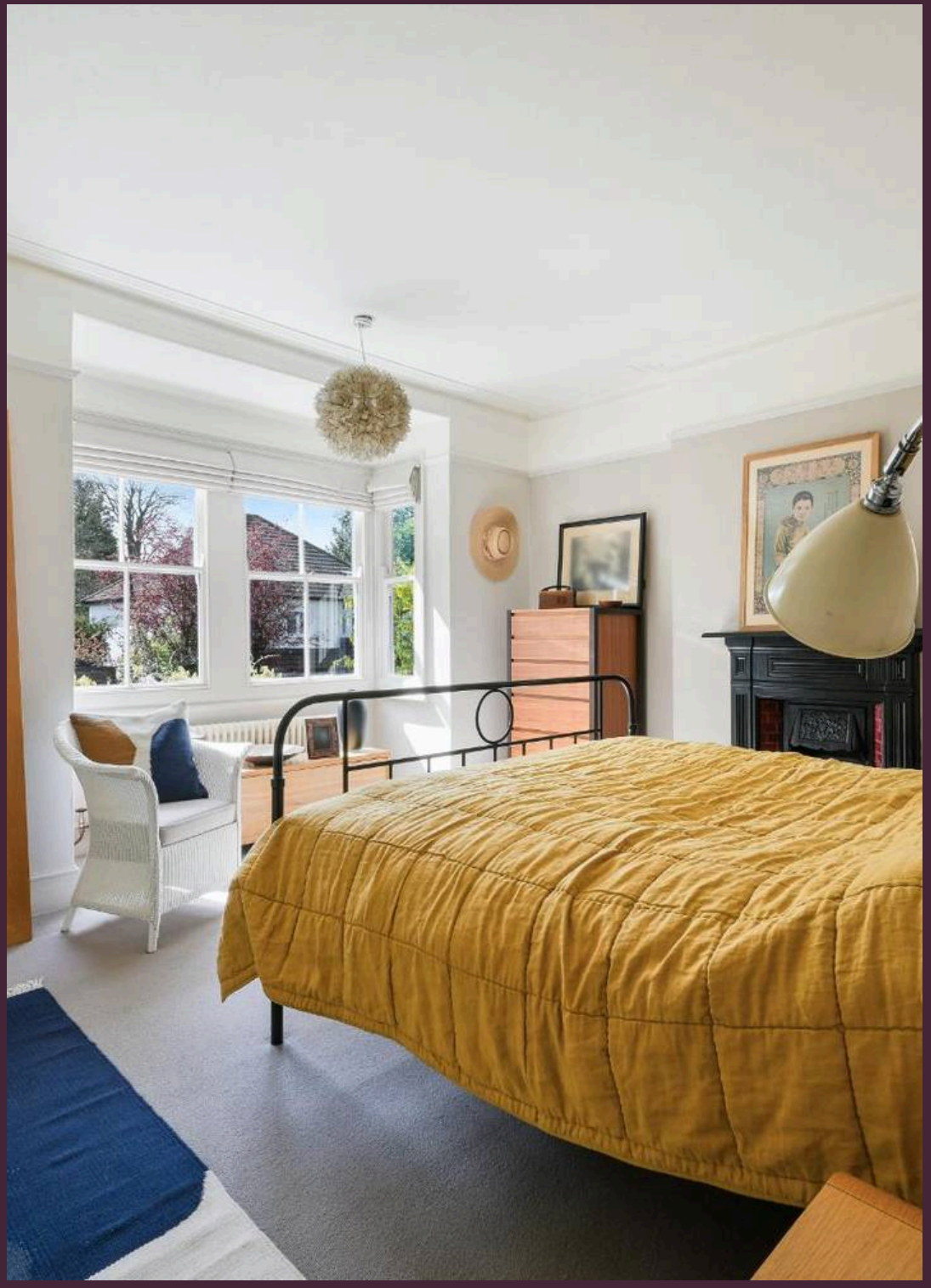






Description

The bright entrance hall leads to a stunning bay-fronted living room, complete with wood-burning stove and plantation shutters, creating a cosy yet refined space for relaxing. To the rear, the kitchen/dining room forms the heart of the home, featuring sleek high-gloss units, space for a large dining table and bi-fold doors opening onto the garden, creating a seamless connection between indoors and out. The former dining room has been cleverly repurposed to provide valuable flexibility, working equally well as a playroom, family snug, home office or even a fourth bedroom if required. Upstairs, three generously sized double bedrooms provide comfortable accommodation. The impressive principal bedroom benefits from excellent proportions and natural light, with potential to create an ensuite, subject to the usual consents. A thoughtfully reconfigured family bathroom, finished to a high standard, completes the first floor.



Externally, the property continues to impress, with attractive gardens to both the front and rear. The rear garden has been thoughtfully designed in a charming cottage style, with a generous lawn complemented by a raised deck, mature borders and well-stocked raised beds. Offering a wonderful balance of character and practicality, it provides an ideal setting for entertaining, family time or simply relaxing in a peaceful and private environment. The location further enhances the appeal, with an excellent choice of green open spaces nearby, alongside a range of leisure facilities and convenient transport links. Residents also benefit from a recently introduced parking permit scheme. Combining period character, generous accommodation, attractive outdoor space and a highly convenient setting, homes of this calibre are rarely available. An internal viewing is highly recommended to fully appreciate the quality, flexibility and charm this exceptional property has to offer.

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Council Tax band: TBD

Tenure: Freehold

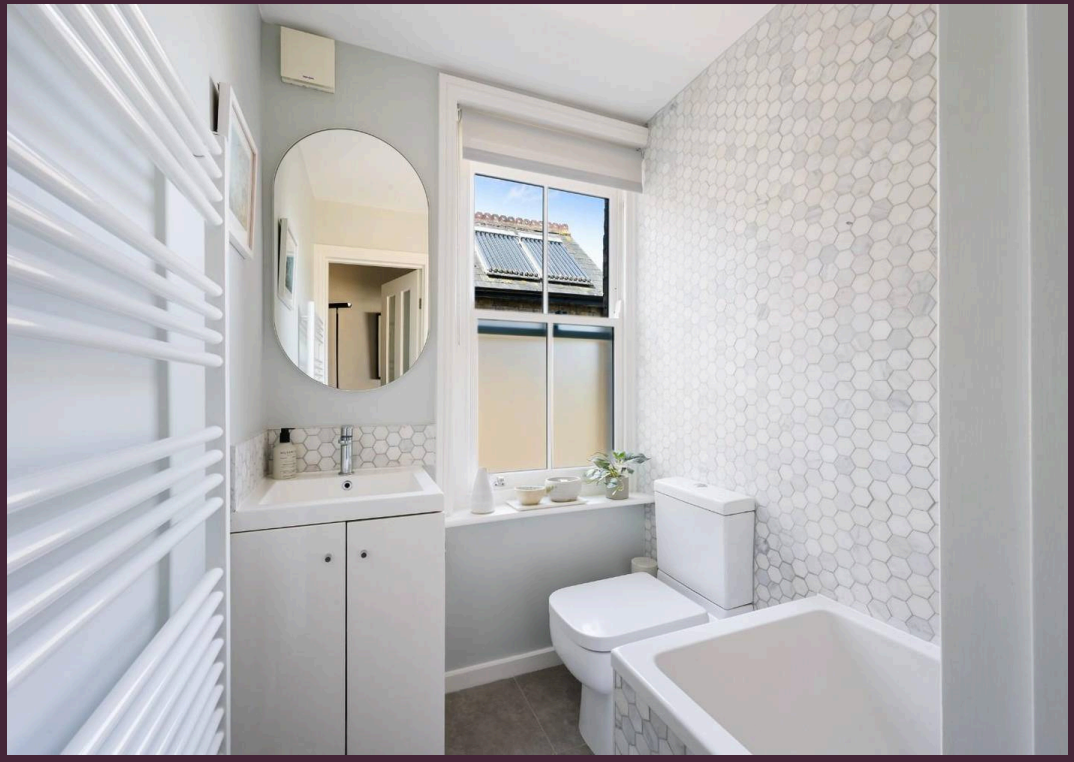
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E




МОСТ ВЕДУЩИХ КОЛЕС

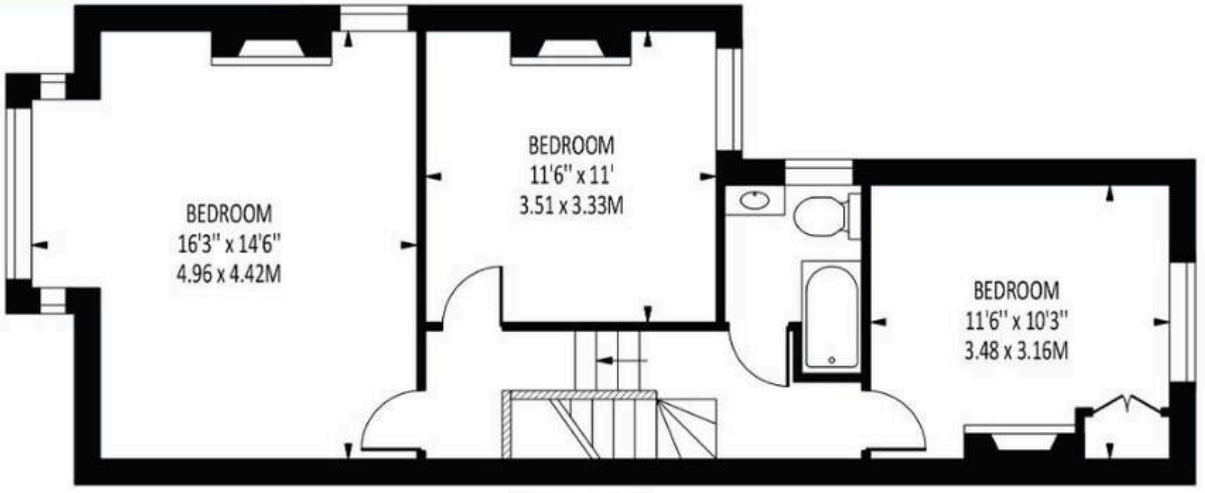




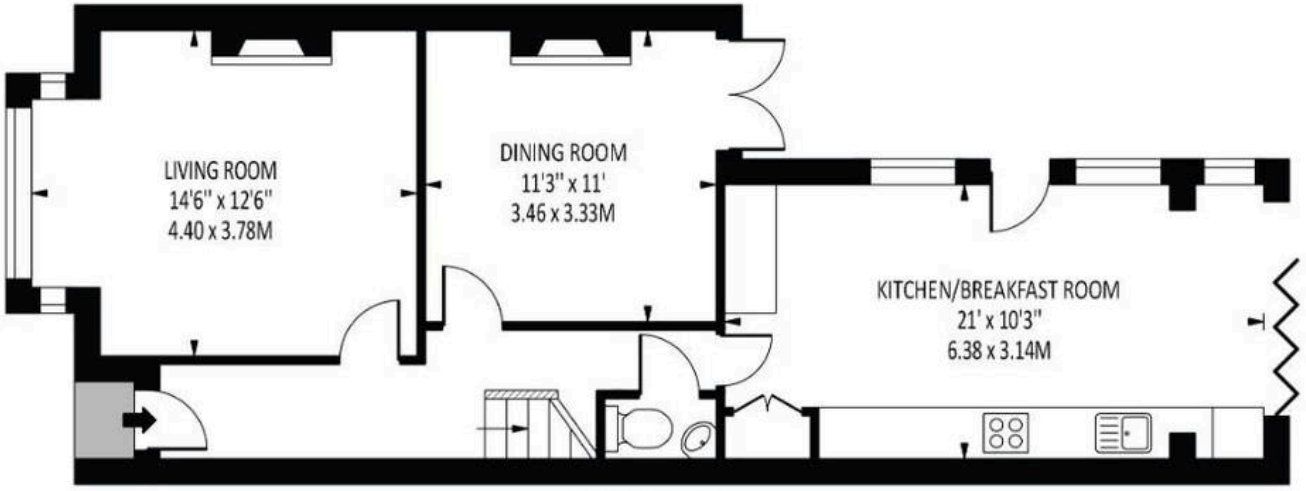
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Total Area: 1207 SQ FT • 112.12 SQ M



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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The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/