

**Mark Anthony**

Estate Agents



11 Bridge Road, Epsom, KT17 4AN  
Auction Guide £1,000,000

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## 11 Bridge Road, Epsom, KT17 4AN

**Auction Guide £1,000,000**

Mark Anthony are delighted to act as sole agents for this wonderful family home brought to the market for the first time in over 50 years. This rarely available semi detached Edwardian home occupies a wonderful position within one of Epsom's most sought after locations in the heart of the highly desirable Wallace Fields area, the property offers an impressive 2392 sq ft of accommodation over three floors. This superb home presents a rare opportunity to acquire a home of substance and character in a location that perfectly combines convenience, community and charm.

Bridge Road is a desirable and family friendly road, perfectly positioned for easy access to local parks and excellent local schools. Wallace Fields Infant and Junior Schools are just a short walk away and the home also falls within the catchment area for highly sought after Glyn and Rosebery secondary schools. Epsom town centre and Mainline station is within easy reach, providing excellent commuter links to London Victoria, Waterloo and London Bridge.

The spacious accommodation is bright and well proportioned, with many rooms enjoying a wonderful flow of natural light. The ground floor includes a welcoming reception hallway with a wood turning staircase, two large separate reception rooms, a modern fitted kitchen, utility room, W.C combined shower room and a conservatory, the perfect space to relax in and enjoy views of the well loved garden.

On the first floor there are four bedrooms and family bathroom with a separate W.C. Staircase leading to a second floor spacious bedroom and eaves storage.

To the front there is off road parking for three cars. To the rear is a delightful 125 ft garden that has been a labour of love by the current owners.

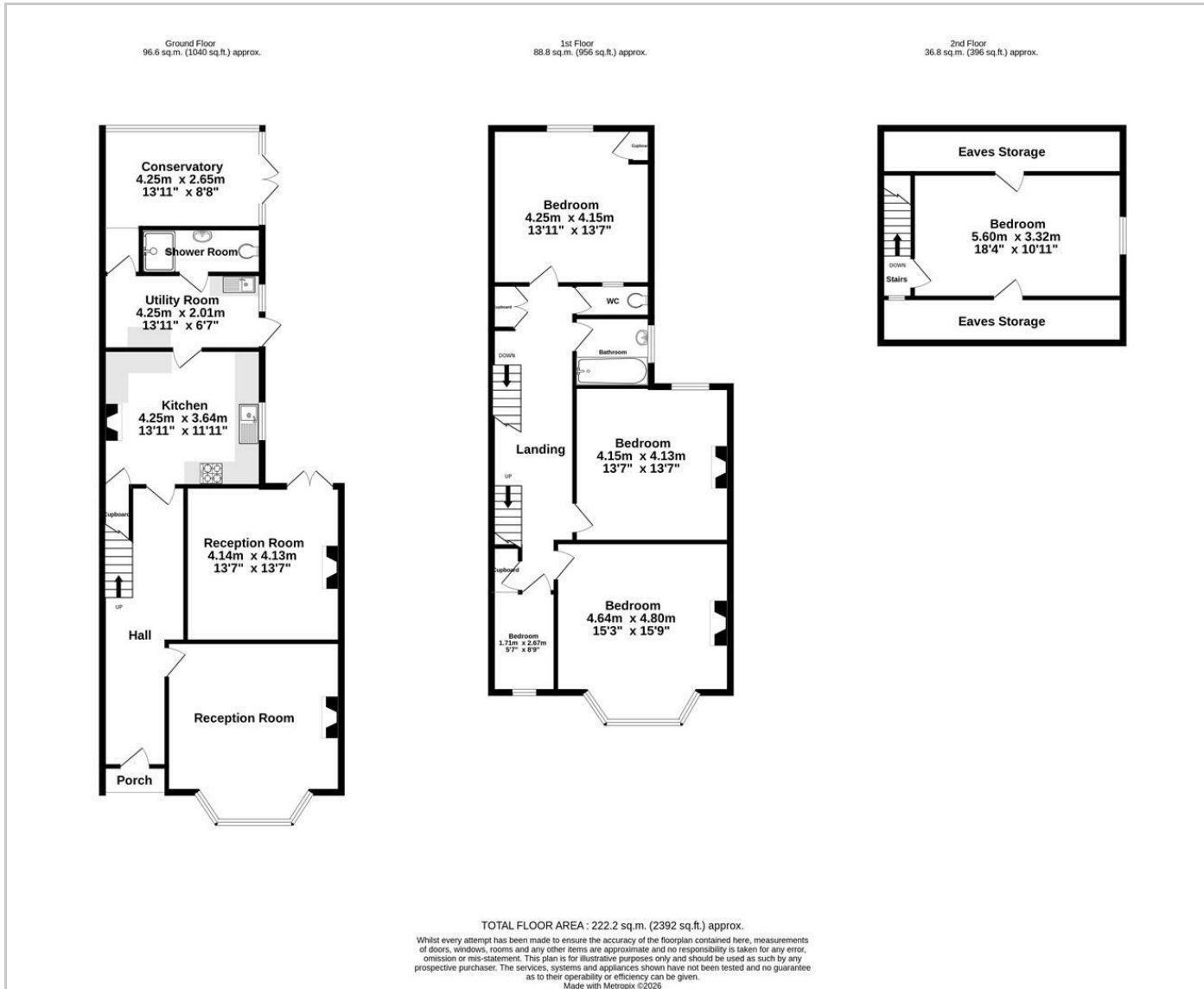
Further adding to the appeal of this fabulous property Alexandra Park is right on your doorstep, complete with tennis courts, a children's playground and the popular Park View Café.

Viewing is highly recommended appreciate this large family with period features.

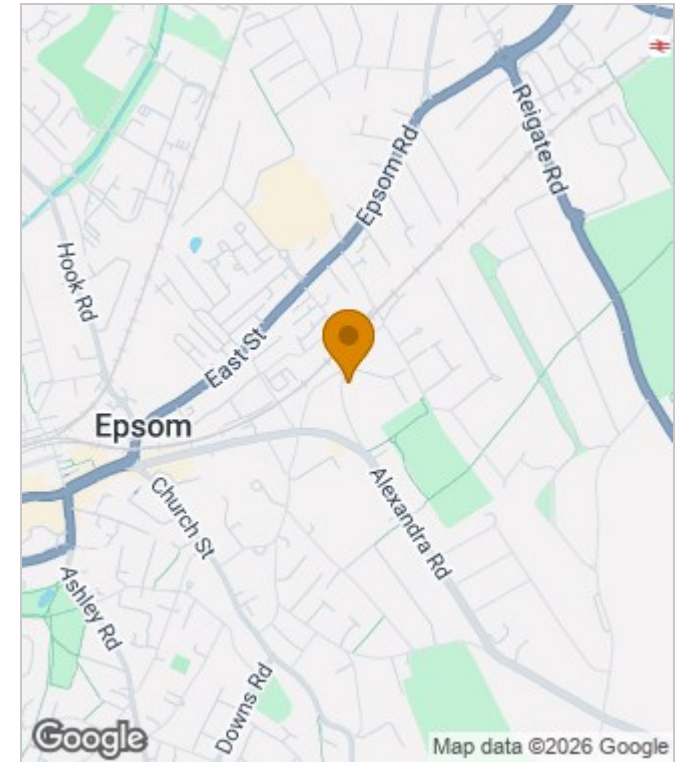
- Rarely available semi detached Edwardian family home occupying a wonderful position within one of Epsom's most sought after locations
- Bridge Road is a desirable and family friendly road, perfectly positioned for easy access to local parks and excellent local schools
- Wallace Fields Infant and Junior Schools are just a short walk away and the home also falls within the catchment area for highly sought after Glyn and Rosebery secondary schools
- Two reception rooms five bedrooms and two bathrooms
- Period features including high ceilings, fireplaces and large windows that flood the house with light
- Accommodation over three floors
- The frontage provides off road parking for three cars
- 125 ft well loved rear garden
- Viewing is highly recommended to appreciate this large family with period features
- EPC Rating D



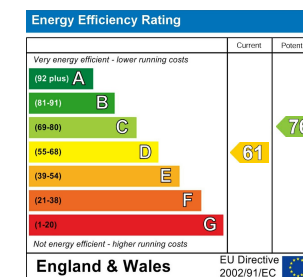
## Floor Plans



## Area Map



## Energy Performance Graph



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