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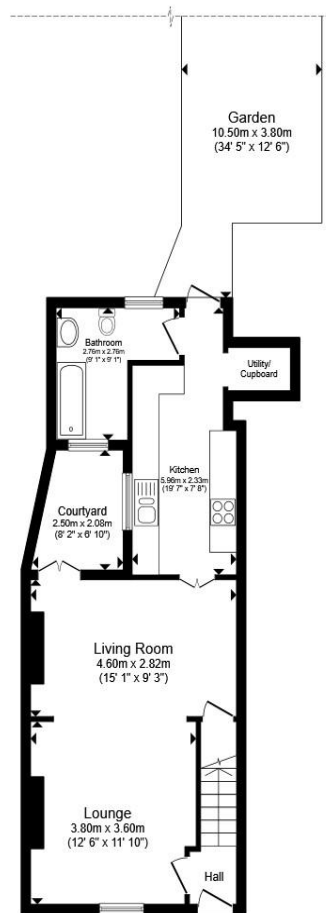
East Street, Epsom KT17 1BD

welcome to

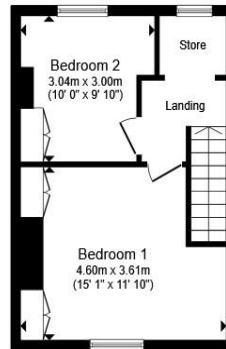
East Street, Epsom

A characterful period cottage set right in the heart of Epsom, this home blends heritage charm with unbeatable town-centre convenience. With generous living space, a private courtyard, a peaceful rear garden and two well-proportioned bedrooms and offered with no onward chain.





Ground Floor



First Floor



Total floor area 80.6 m² (868 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Nestled in the very heart of Epsom, this elegant grade II listed period weatherboard cottage offers a rare blend of heritage charm and exceptional convenience. Positioned perfectly just moments from the vibrant high street and Epsom's mainline station, providing direct connections to Waterloo, Victoria and London Bridge.

Behind its characterful façade, the cottage opens into a generous living space that flows effortlessly onto a private enclosed courtyard, creating an inviting extension of the home and a perfect setting for quiet relaxation or intimate entertaining. The light wood-fronted kitchen complements the property's period aesthetic, while the white heritage-style bathroom adds a touch of timeless refinement.

Upstairs, two well-proportioned double bedrooms are accompanied by a versatile study area on the landing, ideal for home working or additional storage plus there is also a large boarded loft with pull down ladder. To the rear, a charming garden with patio and garden shed provides a peaceful outdoor retreat rarely found in such a central location.

Offered to the market with no onward chain, and freshly decorated this is a well balanced home that combines character, comfort and convenience in one of Epsom's most desirable positions.

welcome to

East Street, Epsom

- Period Weatherboard Cottage
- Two Double Bedrooms
- Court Yard & Private Rear Garden
- Spacious Living Room
- Moments From Shops, Station, Schools & Parks

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110188



Property Ref:
EPS110188 - 0007

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