

The PERSONAL Agent

Treadwell Road, Epsom

Guide Price £650,000

Treadwell Road

Epsom

- Beautifully refurbished Victorian home
- Thoughtfully extended accommodation
- Three well-proportioned bedrooms
- Stylish kitchen/dining room
- Separate and inviting living room
- Two contemporary bath/shower rooms
- South facing rear garden
- Valuable off street parking
- Close to Epsom town & The Downs
- Vendors potentially suited chain-free

Set within a popular residential road, conveniently positioned between Epsom town centre and the open spaces of Epsom Downs, this beautifully presented Victorian home has undergone a comprehensive programme of extension and refurbishment in recent years, creating a wonderful balance between period character and contemporary family living.

Our clients have thoughtfully transformed the property, with particular attention paid to the finer details. Stylish finishes, carefully considered design choices and a warm, inviting interior combine to create a home that feels both sophisticated and effortlessly comfortable. The result is a property that retains the charm, dimensions and personality of its Victorian origins whilst offering the practicality and versatility expected of modern living.





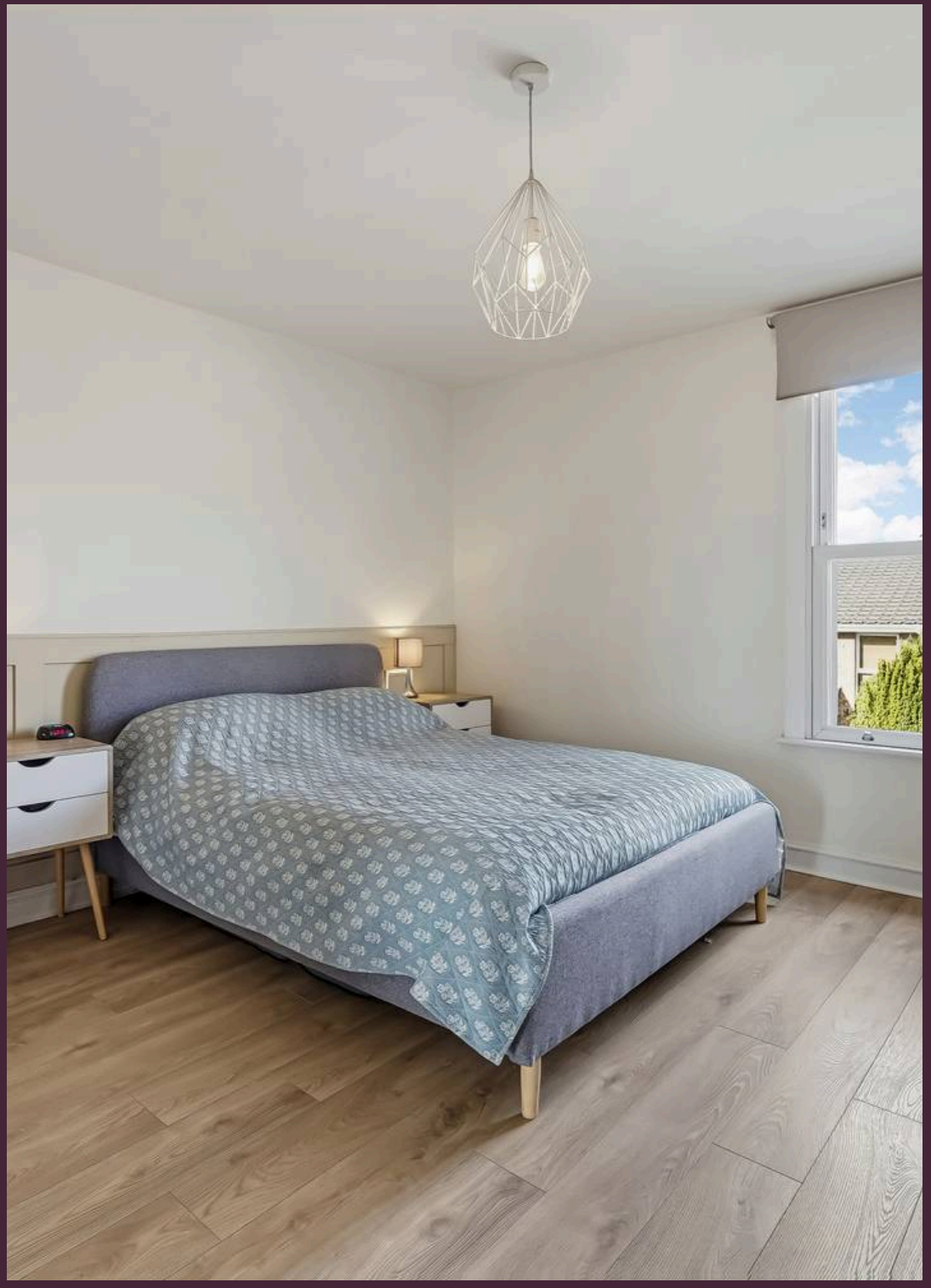






Description

The accommodation is arranged over three floors, with the ground floor providing a particularly impressive and sociable layout. A welcoming living room sits to the front of the property, offering a cosy retreat, whilst to the rear, the substantial kitchen/dining space forms the natural heart of the home. Thoughtfully extended to maximise space and natural light, this wonderful area is perfectly suited to everyday family life and entertaining alike, with doors opening directly onto the South facing garden and creating a seamless connection between inside and out. The first floor offers two well-proportioned bedrooms alongside a family bathroom, whilst the second floor provides a further generous bedroom and additional shower room facilities. This flexible arrangement is ideal for growing families, visiting guests or those seeking dedicated space to work from home.



Outside, the South facing rear garden provides a lovely extension of the living accommodation, enjoying a favourable orientation for sunshine throughout much of the day. The property also benefits from the increasingly valuable convenience of off street parking, a particularly welcome feature in such a well-established residential setting. The location is equally appealing. Epsom town centre offers an excellent selection of shops, cafés, restaurants and leisure facilities, together with mainline rail services into London. The beautiful open spaces of Epsom Downs are also within easy reach, whilst a choice of well-regarded local schools further enhances the property's appeal to families. An additional consideration for prospective purchasers is that our clients have potentially identified a chain-free property to purchase, which could place them in an excellent position to accommodate a straightforward and potentially swift transaction, subject to securing their onward move. Combining attractive Victorian character, a thoughtfully executed modernisation, generous accommodation and a desirable South facing garden, this is a home that offers the best of both worlds. Early viewing is strongly recommended to fully appreciate the quality, warmth and attention to detail that make this property so appealing.
Council Tax band: E

Tenure: Freehold

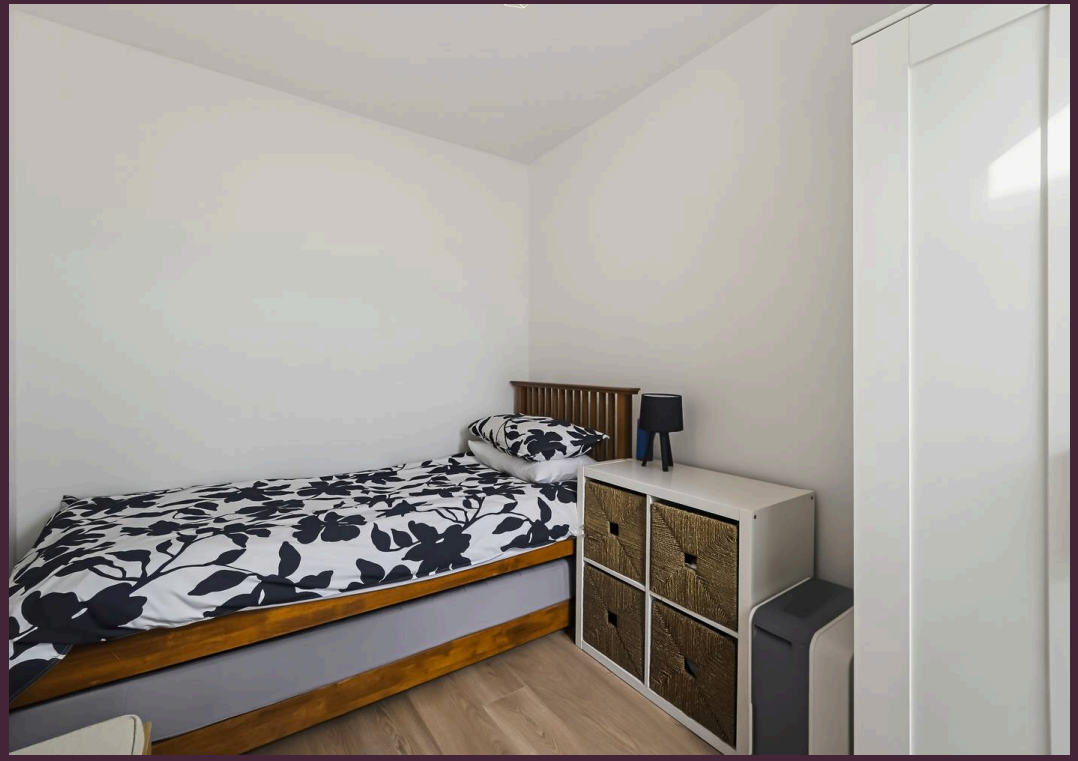
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





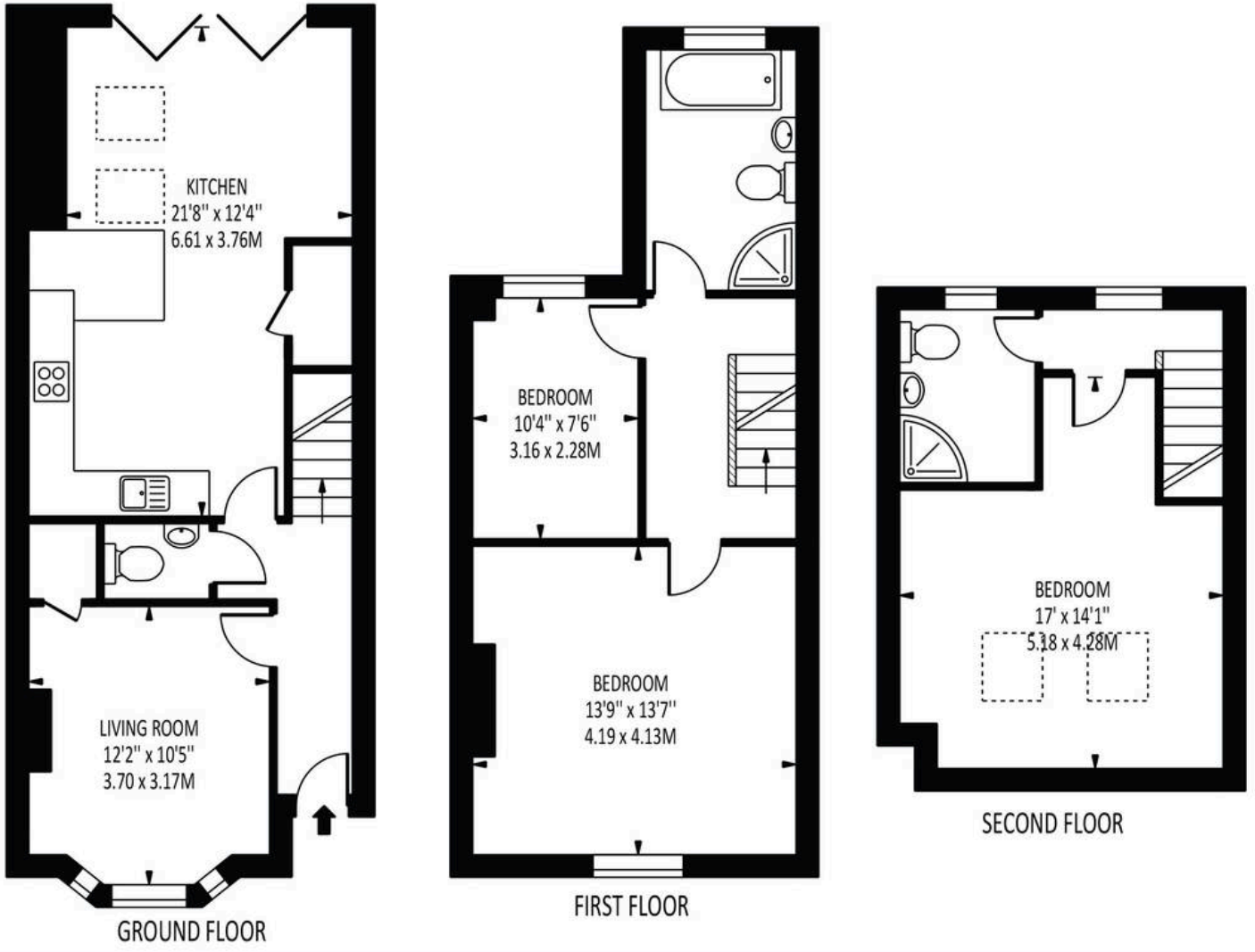




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Total Area: 1184 SQ FT • 110.01 SQ M



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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