



Church Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £600,000 Freehold

- Offered to the market with no onward chain
- Heart of the College Area
- Three bedroom Victorian home
- Ensuite's to main & guest bedrooms
- Retains many character features
- Stunning bay fronted living room
- Dining room links to kitchen
- Downstaird cloakroom/utility area
- 55ft South/Westerly rear garden
- Driveway with off street parking

Set within the very heart of the highly desirable College Area, this attractive Victorian home is deceptively spacious and is offered to the market with no onward chain. Being just a short walk from the town centre and railway station which is approximately 0.5 miles away, this home really enjoys the best of both worlds.

The property is presented to a good standard throughout and benefits from bright and light accommodation laid out over three floors whilst seamlessly blending character features with a contemporary and stylish finish. The dining room links to the kitchen and provides the perfect space for entertaining, social occasions and day to day family life.

Church Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.



As soon as you step through the front door the amazing feel of the property is immediately evident, the living room is centred around a wood burning stove and benefits from a large bay window with fitted plantation shutters, the dining room links seamlessly to the kitchen with a door opening to the garden. The ground floor is completed by a downstairs cloakroom that incorporates a utility area which could be re instated to a shower ubicle if required.

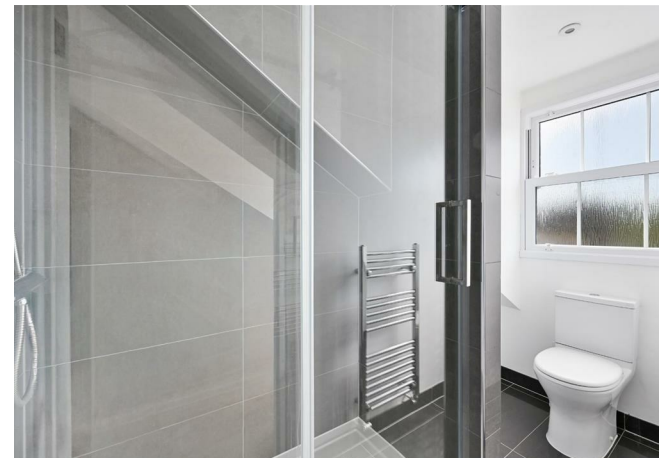
On the first floor there are two well proportioned double bedrooms, one with stunning ensuite bathroom. Stairs lead up to the second floor where there is a further bedroom with ensuite shower room, making this home extremely practical alongside the brick block driveway with private off street parking to the front.

The clients have made several upgrades during their time in the home, a notable one being the Worcester Bosch boiler system and new carpets on the first and second floors.

The South/Westerly facing rear garden not only enjoys one of the most desirable and requested aspects but also benefits from a great deal of seclusion too. The patio area is the perfect private space to sit and relax, a central artificial lawned area and further useful garden shed and separate small workshop to the rear.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Call today to arrange your viewing to avoid disappointment.

Tenure- Freehold  
Council tax band - D







## Church Road

Total Area: 1186 SQ FT • 110.21 SQ M  
 (Including Eaves Storage, Restricted Height Area & Excluding Storage)  
 Eaves Storage & Restricted Height Area : 51 SQ FT • 4.70 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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