



Treadwell Road, Epsom
Epsom

Guide Price **£550,000**



Treadwell Road

Epsom

Charming two-bedroom Victorian terrace in College Area. Spacious kitchen/diner, two double bedrooms, family bathroom, and downstairs W.C. Close to town centre, station, and Epsom Downs. Call now to view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D

- Victorian Mid Terrace
- Popular College Area
- Spacious Open Plan Kitchen/Diner
- Bright Reception
- Two Double Bedrooms
- Ground Floor W.C.
- Modern First Floor Bathroom
- Well Maintained Garden
- Easy Reach of Town Centre & Station
- Close to Famous Epsom Downs



This charming two-bedroom Victorian mid-terrace home is situated in the highly desirable College Area, seamlessly combining period character with modern living.

The property opens into an entrance hall leading through to a bright and inviting sitting room, ideal for both relaxing and entertaining. To the rear, a generous open-plan kitchen and dining area has been carefully designed to suit both everyday living and more formal occasions. A ground floor W.C. provides added convenience.

Upstairs, there are two well-proportioned double bedrooms, each offering ample space for storage and furnishings, making them ideal for both professionals and small families. A modern family bathroom completes the first floor.

Outside, the attractive rear garden features a small patio area, ideal for enjoying a morning coffee, with steps leading up to a lawn bordered by established planting. To the front, there is a neatly presented garden enclosed by a low brick retaining wall.

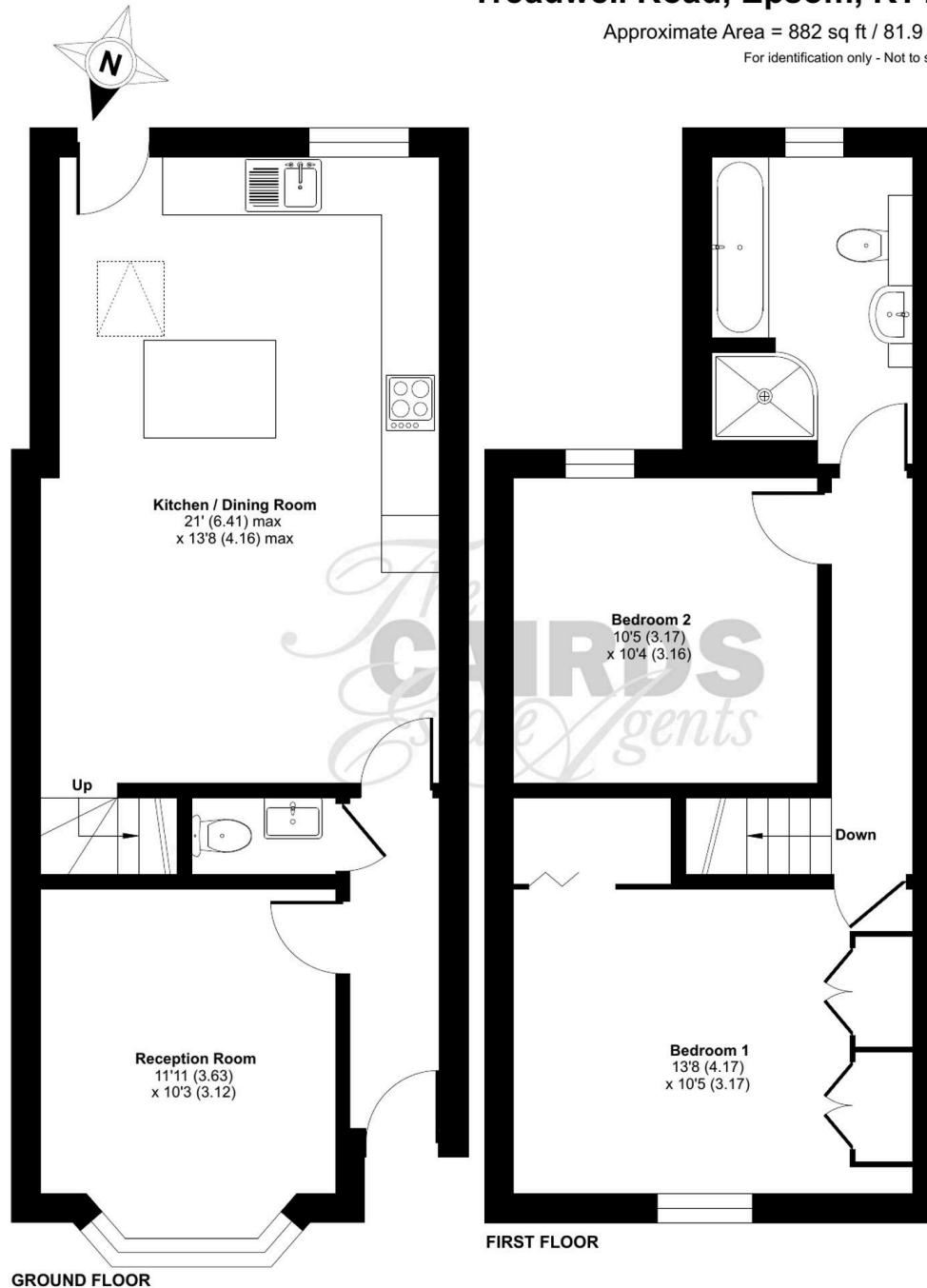
Ideally located within easy reach of the town centre and mainline station, the property is well suited to commuters. The nearby Epsom Downs also provide excellent opportunities for leisure and outdoor activities.

With its sought-after location, generous accommodation, and well-considered layout, this home presents a fantastic opportunity for buyers looking for a stylish and comfortable property in a prime setting. Early viewing is strongly recommended.

Treadwell Road, Epsom, KT18

Approximate Area = 882 sq ft / 81.9 sq

For identification only - Not to scale







Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk