



Alexandra Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- No onward chain
- 0.23 of an acre plot
- Huge potential for extending (STPP)
- 140ft by 50ft south westerly facing rear garden
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Carriage driveway
- Double length garage
- Amazing central location

Coming to market with no onward chain and set on a popular residential road within one of Epsom's most desirable neighbourhoods, this truly exceptional detached family home sits on 0.23 of an acre plot and offers over 1,700 square feet of accommodation. Located in the highly sought after College area, the property occupies a generous south westerly facing plot.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed not for what it currently is but what it could potentially be.

Approached via an impressive carriage driveway, the property immediately conveys a sense of space on arrival, with generous off street parking ensuring there is always room for family and visiting guests alike. Stepping inside, the welcoming entrance hall creates an immediate feeling of warmth and proportion, setting the tone for the beautifully balanced accommodation beyond.

Designed with family living in mind, the spacious front reception room provides the perfect setting for cosy evenings around the feature fireplace, while the second reception room enjoys uninterrupted views across the glorious rear garden through double doors, creating a wonderful space to gather with family, entertain friends or simply relax whilst watching the ever changing wildlife that frequents the garden. At the heart of the home, the kitchen offers an ideal everyday hub with space for informal breakfasts before the day begins, complemented by a convenient downstairs cloakroom.

Upstairs, the accommodation has been thoughtfully arranged to offer exceptional longevity for growing families. The principal bedroom enjoys its own ensuite shower room and private balcony



overlooking the beautiful garden, providing a peaceful retreat away from the hustle and bustle of family life. Three further generous bedrooms, many benefiting from fitted wardrobes, are served by a well appointed family bathroom, ensuring ample space as children grow from toddlers through to teenagers. Beyond the existing accommodation, a substantial loft offers exciting potential for conversion, while further opportunities to extend (subject to the necessary planning consents) mean this is a home that can continue to evolve alongside your family's changing needs for many years to come.

Outside, the magnificent south westerly facing rear garden, measuring approximately 140ft by 50ft, is undoubtedly the heart of the lifestyle on offer. Bathed in afternoon and evening sunshine, it provides an idyllic setting for everything from family football matches and children's adventures to summer entertaining, gardening projects or even the addition of a home office, studio or allotment. It is the kind of outdoor space that becomes the backdrop to countless family memories. Completing the property is a double length garage with an adjoining utility room, providing excellent practicality alongside the exceptional living space.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council Tax Band- G



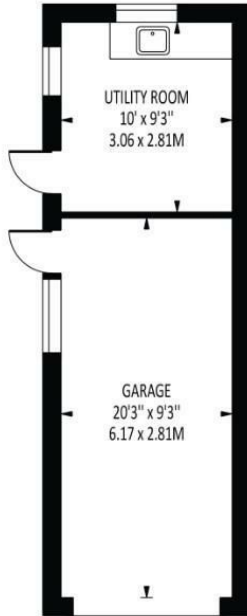


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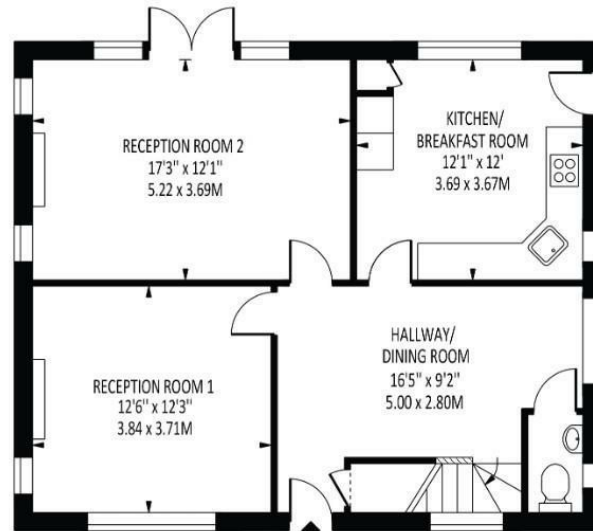


Alexandra Road

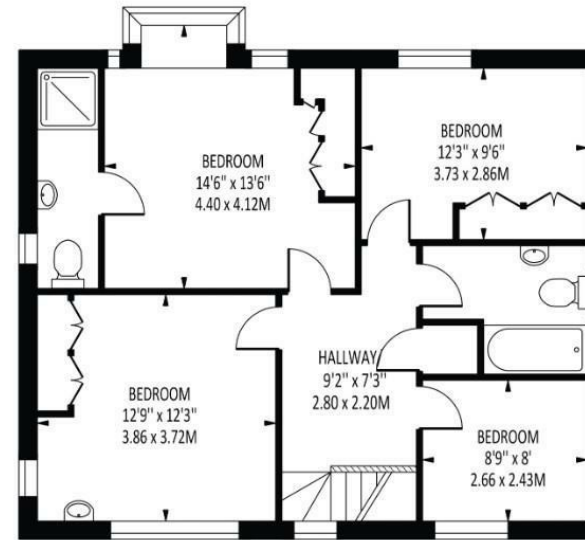
Total Area: 1728 SQ FT • 160.50 SQ M
(Including Outbuilding)
Outbuilding Area : 283 SQ FT • 26.32 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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 inspection, 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.

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

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

