



Gosfield Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Beautifully refurbished throughout
- 1,852 Sq Ft arranged over three floors
- Stunning open plan kitchen/dining room
- Four generous bedrooms & two bathrooms
- Luxury principal suite with Juliette balcony
- Underfloor heating to both bathrooms
- Sandstone patio & covered seating area
- Detached office, gym or cinema room
- Driveway, EV charger & attached garage
- Walk to station, schools, park & High Street

The Personal Agent are delighted to present this beautifully refurbished semi detached family home, occupying a highly sought after residential road within the heart of Epsom.

Perfectly positioned for convenience, Gosfield Road enjoys an enviable central location just a few minutes' walk from Epsom's mainline railway station, less than 0.25 miles from the High Street, within catchment to excellent local primary and secondary schools and with nearby parks all within easy reach.

Having been comprehensively refurbished by the current owners, this exceptional home is presented in outstanding decorative order throughout. Every aspect of the property has been thoughtfully improved to create a stylish and practical family home that is equally well suited to professionals seeking an effortless commute or those looking to downsize without compromising on space or quality.

Offering an impressive 1,852 sq ft of beautifully balanced accommodation arranged over three floors, the property has



been expertly extended into the loft to create a superb principal bedroom suite, whilst still offering excellent versatility for modern family living and longevity for years to come.

The accommodation begins with a welcoming central entrance hall complete with fitted storage, leading through to the stunning open plan kitchen/dining room which undoubtedly forms the heart of the home. Beautifully appointed with a contemporary fitted kitchen and generous entertaining space, French doors open directly onto the rear garden creating a seamless connection between inside and out. The ground floor is completed by a spacious living room and an attached garage.

On the first floor are three well proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, all served by a luxurious family bathroom featuring high quality fittings, underfloor heating and a striking skylight that floods the room with natural light.

Occupying the entire second floor is a truly impressive principal bedroom suite, creating a peaceful retreat complete with a

Juliette balcony overlooking the rear garden, excellent storage and a beautifully finished luxury shower room with underfloor heating.

To the front, a block-paved driveway provides off street parking for three vehicles and an EV charging point. The rear garden features a generous sandstone terrace, a covered seating area ideal for year-round entertaining, a lawned area and a detached garden office which offers excellent flexibility as a home office, gym, cinema room or children's den.

Further enhancements made by the current owners include replacement windows and doors, shutters with blackout blinds throughout, replastered bedrooms, monitored security and fire alarm systems, as well as comprehensive internal and external refurbishment, creating a home that is ready to move straight into.

Tenure - Freehold
Council Tax Band - F



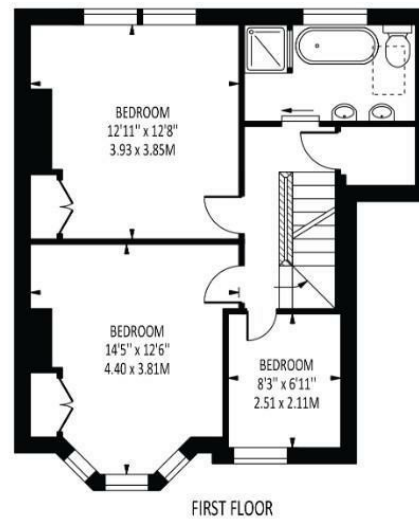
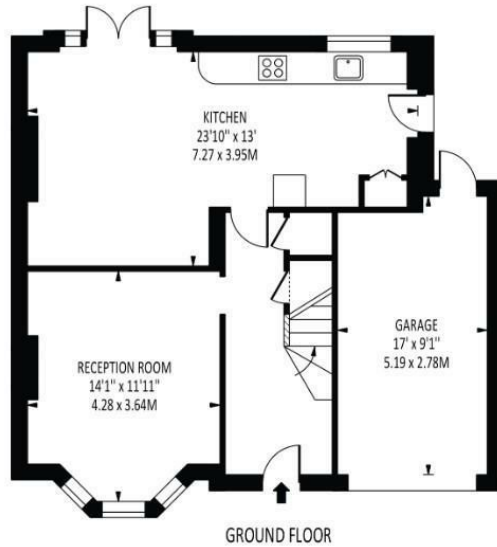


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Gosfield Road

Total Area: 1852 SQ FT • 172.02 SQ M
(Including Garage & Garden Office)
Garage Area : 152 SQ FT • 14.08 SQ M
Garden Office Area : 275 SQ FT • 25.55 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 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		
	64	78
England & Wales		
	EU Directive 2002/91/EC	

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LETTINGS & MANAGEMENT

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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.

