



Jackie Quinn
estate agents

50 Woodlands Road, Epsom
Guide Price **£475,000**

Occupying a highly sought-after position on the edge of **Ashted and Epsom Commons**, this charming two-bedroom semi detached character home enjoys a wonderful setting with woodland walks quite literally on the doorstep, whilst remaining within easy reach of Epsom town centre and mainline station.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, a spacious kitchen opening into an impressive dining room, creating an ideal space for both everyday family living and entertaining. A family bathroom completes the ground floor.

Upstairs, the property offers two generous double bedrooms, both benefiting from built-in storage, with the principal bedroom enjoying excellent proportions.

Externally, the property benefits from a private rear garden and while its enviable location close to Ashted and Epsom Commons provides immediate access to acres of protected woodland and open countryside. Epsom town centre offers a comprehensive range of shops, restaurants, cafés and leisure facilities, together with a mainline station providing regular services to London, making this an excellent choice for commuters.

Key Features

- Attractive semi-detached character home
- Favoured edge of Ashted and Epsom Common location
- Two generous double bedrooms
- Spacious living room
- Large kitchen/dining room
- Family bathroom
- Built-in storage
- Private rear garden

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Favoured Epsom Common location
- Character property

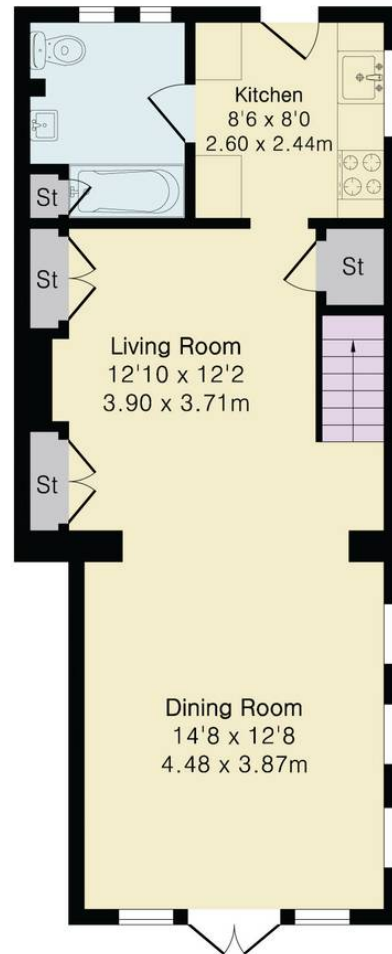




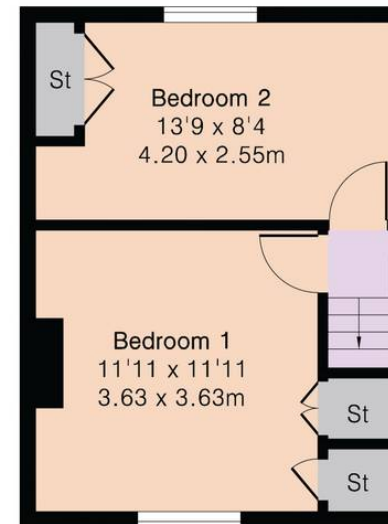
Approximate Gross Internal Area 836 sq ft - 77.7015 sq m

Ground Floor Area 526 sq ft – 48.8648 sq m

First Floor Area 310 sq ft – 28.8367 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Jackie Quinn Estate Agents

71 The Street, Ashted - KT21 1AA

01372 271504 • ashted@jackiequinn.co.uk • www.jackiequinn.co.uk/

Jackie Quinn Estate Agents Ltd. Company number 3043609



See more of the properties we have for sale on our website

jackiequinn.co.uk

and on Zoopla, On The Market and Rightmove

A member of

