

The PERSONAL Agent

# Ladbroke Road, Epsom

Guide Price £800,000

# Ladbroke Road

## Epsom

- Striking Victorian semi detached home
- No onward chain
- Front lounge with feature wood burner
- 20ft x 16ft kitchen/diner
- Four double bedrooms
- Two further receptions
- Bathroom, ensuite and wet room
- Residents permit parking
- Moments from open spaces of Rosebery Park
- 8 minute walk to High Street

Nestled on the charming cul de sac of Ladbroke Road in Epsom, this immaculately presented semi-detached Victorian house, built in 1890, offers a splendid blend of classic elegance and modern living. Spanning over 1800 square feet, this delightful home features four spacious bedrooms and three well appointed bathrooms, making it ideal for families seeking comfort and style.

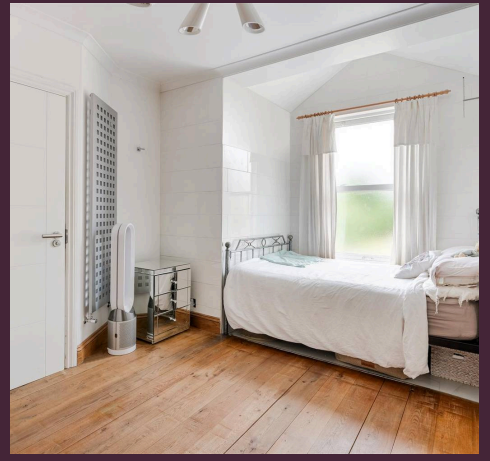
As you enter, you are greeted by a formal sitting room complete with a wood burning fire, perfect for those chilly winter evenings. The heart of the home is undoubtedly the expansive 20ft by 16ft kitchen dining room, which seamlessly flows into a further reception area with bifold doors.

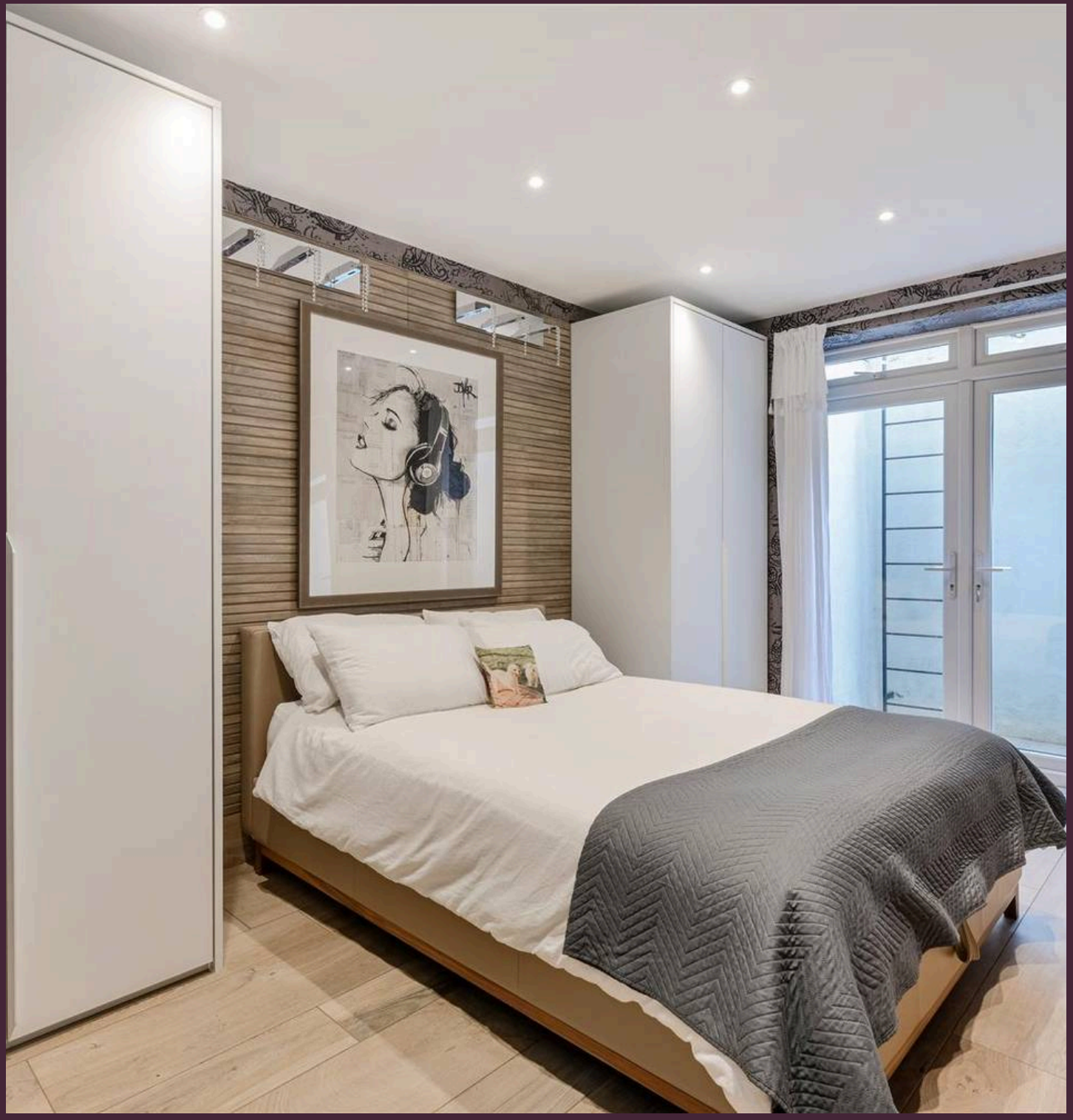
The design of this room creates a wonderful indoor/outdoor living space onto a pretty courtyard garden, perfect for entertaining friends and family during summer barbecues.











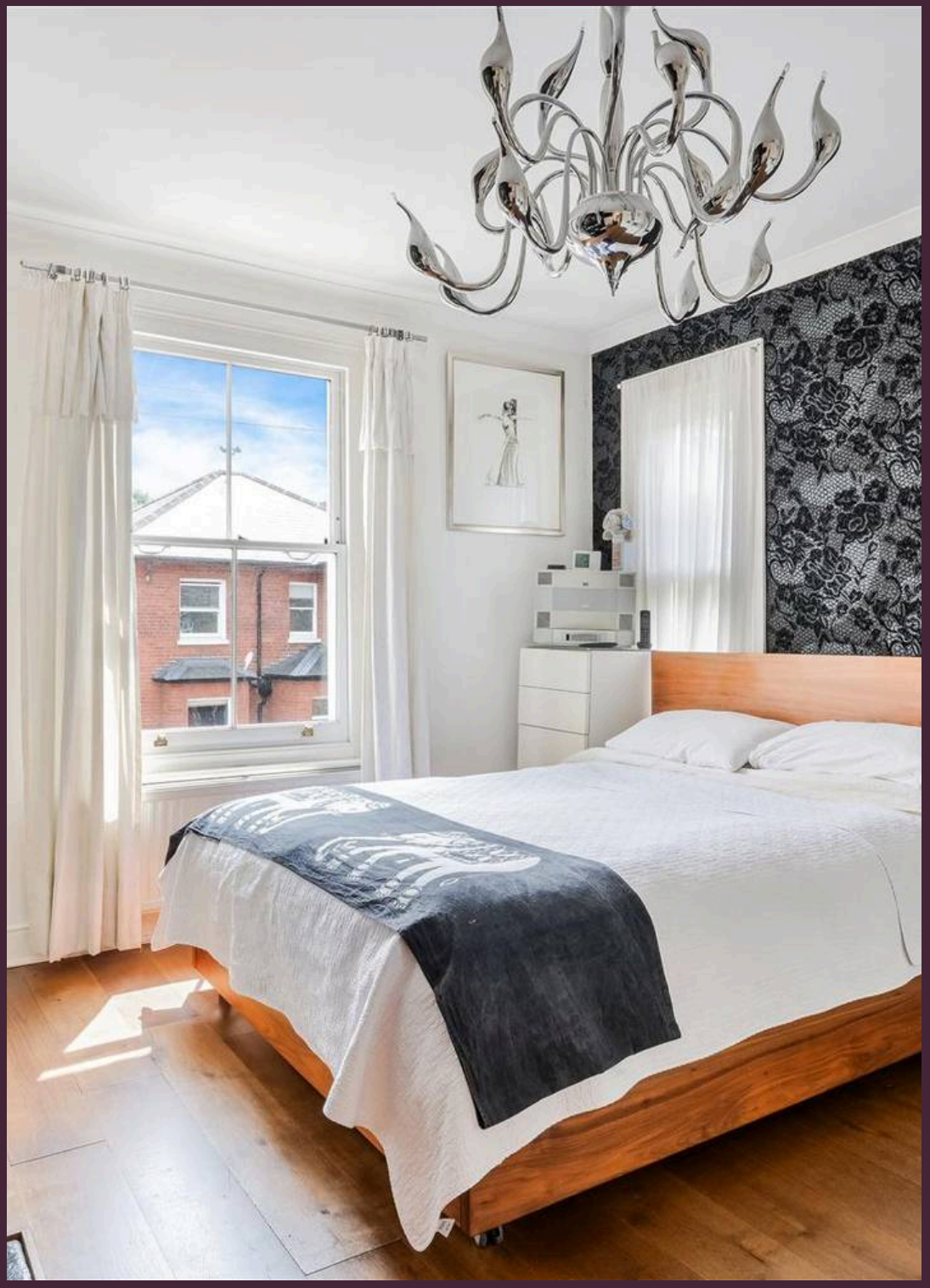
**Description**

The lower ground floor basement conversion has been thoughtfully designed to include a spacious whilst cosy family room, complemented by an additional bedroom and wet room. This space is perfect for a teenager or guests, providing a sense of independence while remaining part of the home.

On the first floor, you will find the main bedrooms, which are generously sized and well-lit, along with a stylish family bathroom and an ensuite shower room for added convenience.

Situated next to the green open spaces of Rosebery Park, this property not only offers a beautiful home but also a fantastic location for outdoor activities and leisurely strolls.

This Victorian gem is a rare find and is sure to impress those looking for a blend of character and contemporary living in a sought after area.



With the town centre just an 8 minute walk away and the railway station just 0.4 of a mile down the road, this road adjoins Rosebery Park which is less than 15 metres away, a more conveniently located character home would be incredibly hard to find.

Ladbroke Road is a cul de sac that is located on the South of Epsom, just off Ashley Road in the very heart of Epsom with many excellent local schools including St Martins and St Christopher's on your doorstep.

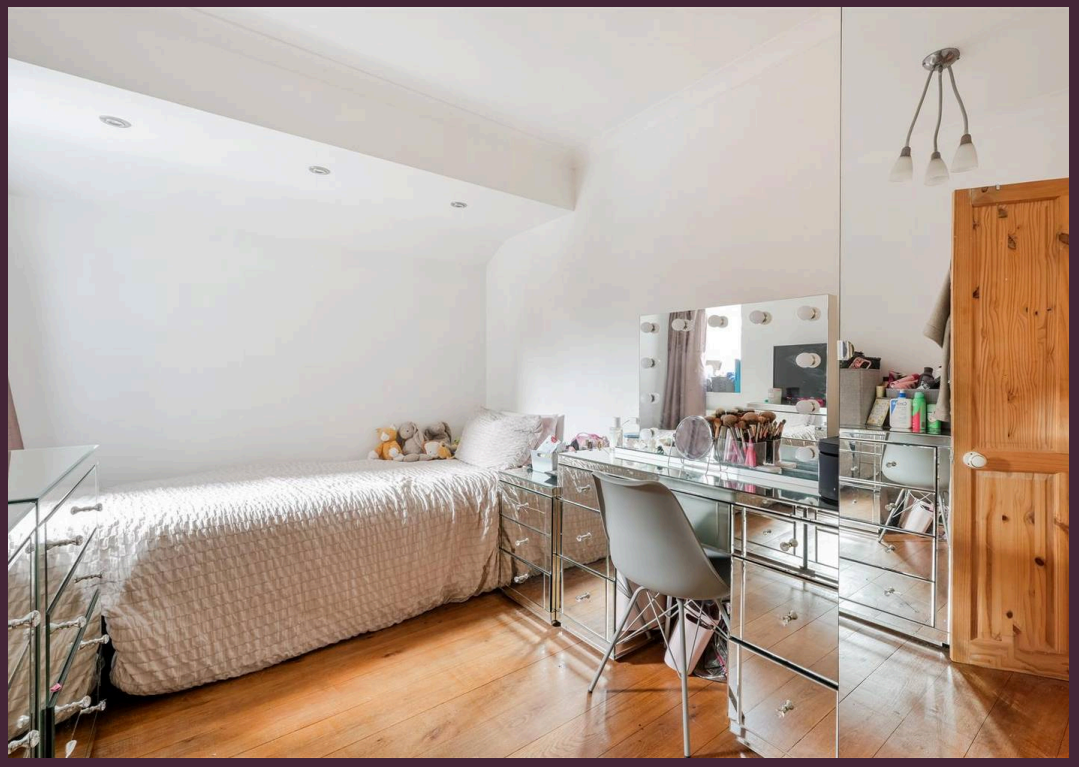
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

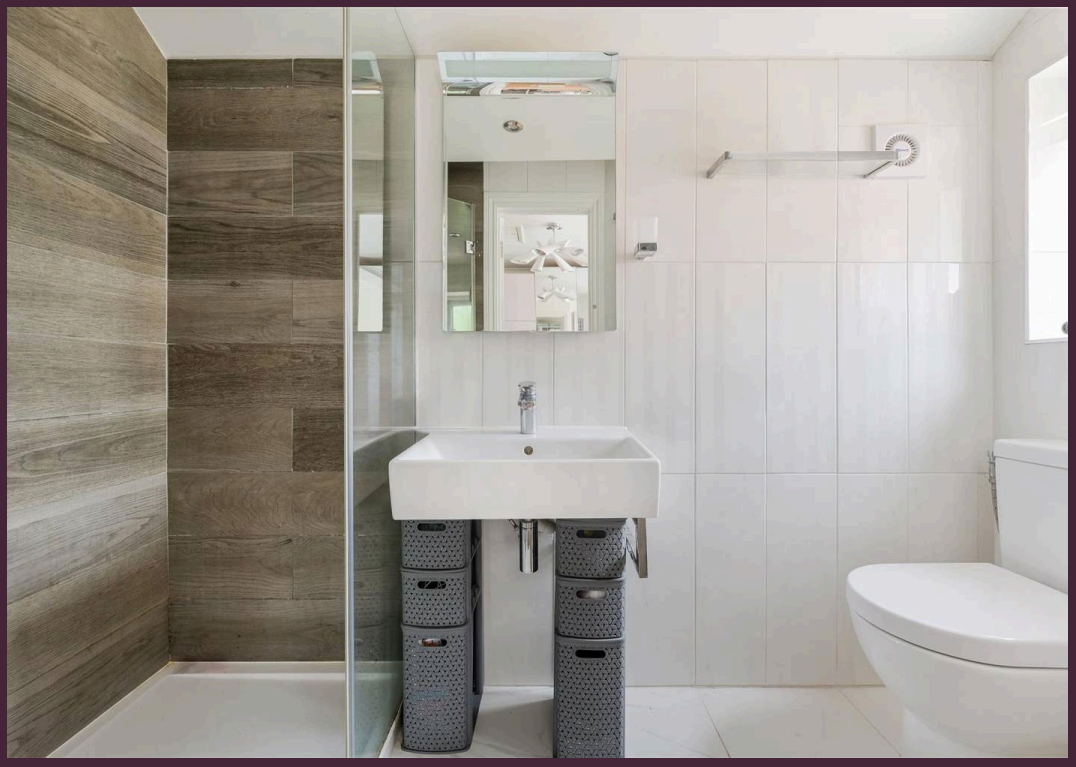
Council Tax band: E

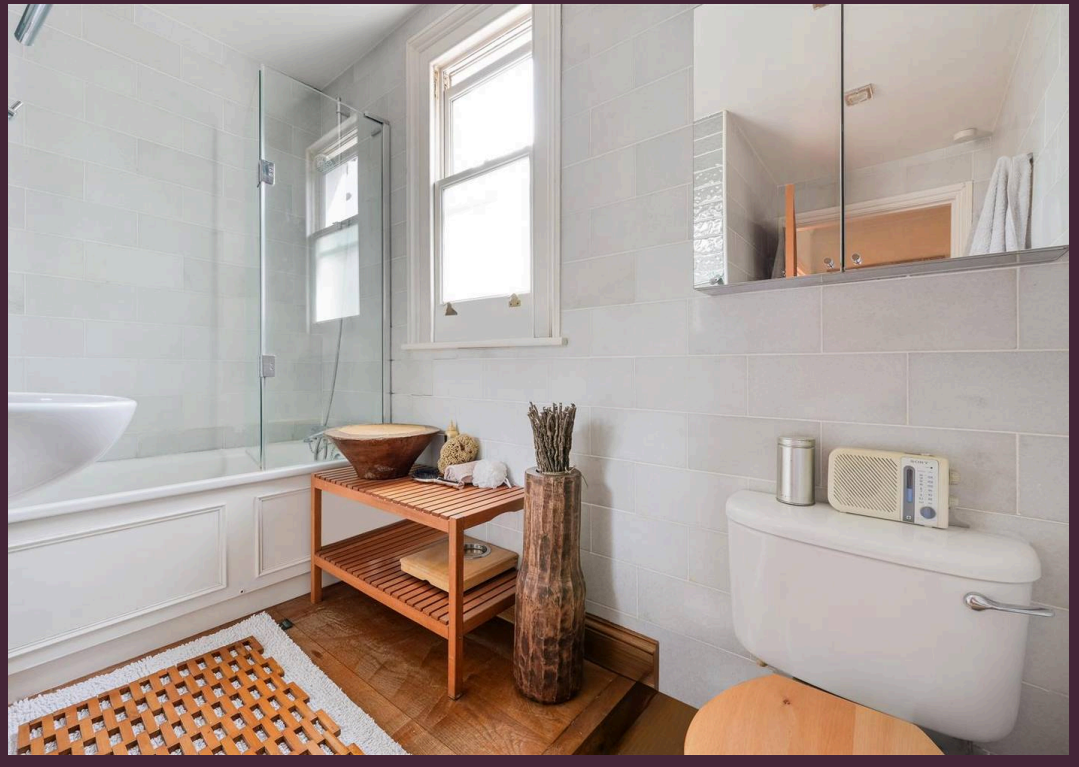
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









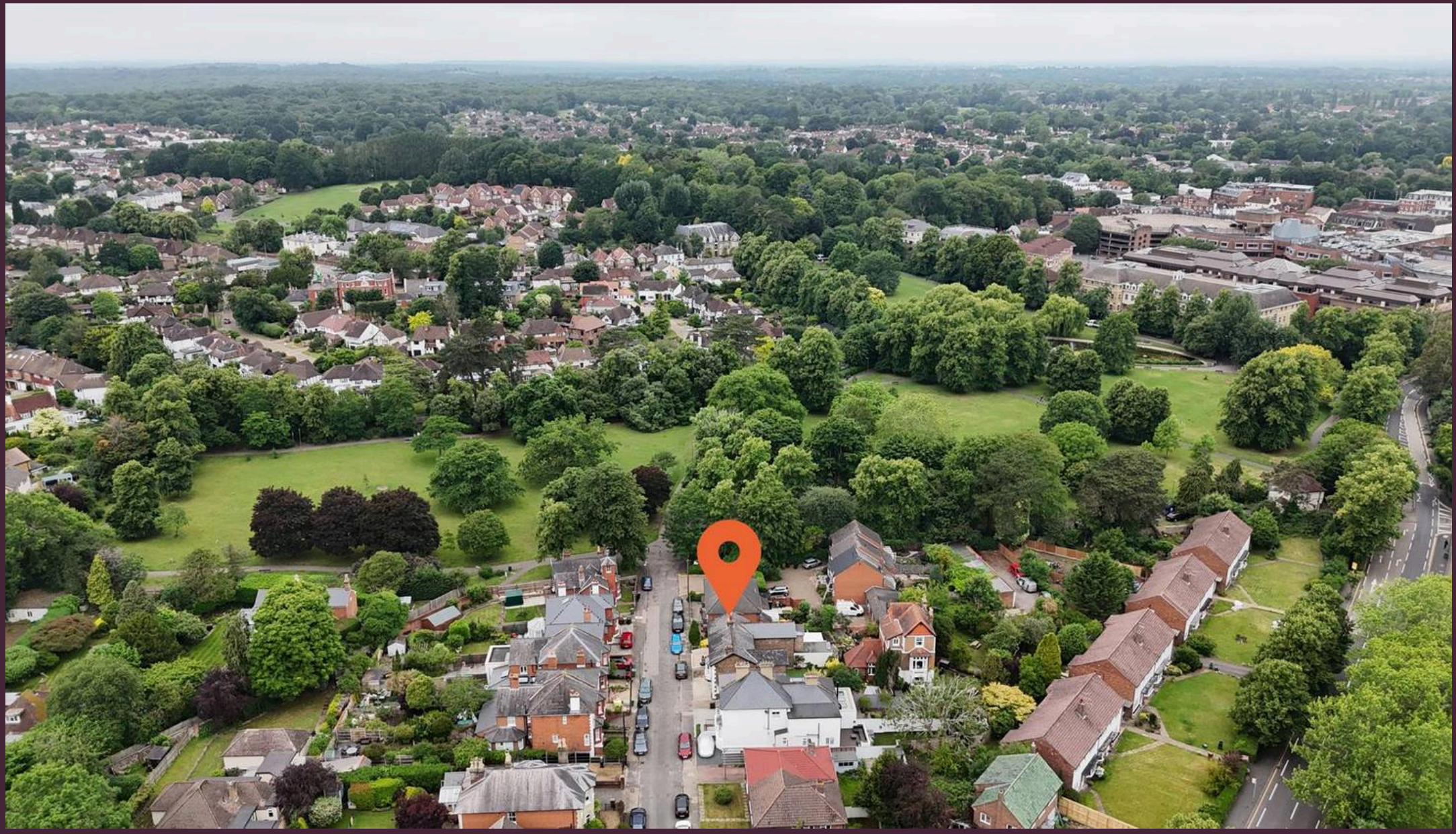
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Total Area: 1827 SQ FT • 169.69 SQ M




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 inpspection, 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.



# The Personal Agent Epsom

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