



Guide Price £550,000

Freehold

- Heart of the College Area
- Two double bedroom Victorian home
- Contemporary & stylish design touches
- Stunning kitchen with integrated appliances
- Two reception rooms
- Utility room incorporating WC
- Modern upstairs bathroom
- South/Westerly facing garden

Set within the very heart of the highly desirable College Area, The Personal Agent are proud to present this attractive and cleverly extended Victorian cottage that is deceptively spacious and excellently positioned with contemporary and stylish touches throughout. Being just a short walk from the town centre and railway station, which is approximately 0.5 miles away, this home really enjoys the best of both worlds.

The property has been beautifully taken care of by its current owner and is presented to a fantastic standard throughout. Benefitting from bright and light accommodation laid out over two floors whilst seamlessly blending character features with practical modern day living, this home is a must see for anyone not wanting to compromise on the best level of finish and position.

Pikes Hill is a very well regarded road being located within the College Area of Epsom yet with excellent access to all of the surrounding amenities and transport links with Epsom providing



a commuter service to London Bridge, Waterloo and Victoria. The property would suit a diverse selection of buyers, so whether you are a first time buyer, investor, making a downsize move or considering school catchment areas, we recommend viewing this fine home.

As soon as you step through the front door the amazing feel of the property is immediately evident, the front living room is centred around a fireplace and is currently being used as a dual office space. The kitchen is truly impressive with integrated appliances and heaps of storage and it seamlessly links to the rear reception/dining space which has double doors opening to the well maintained garden.

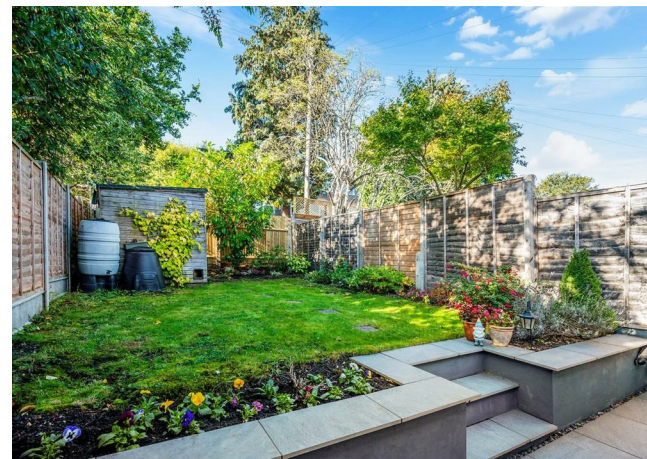
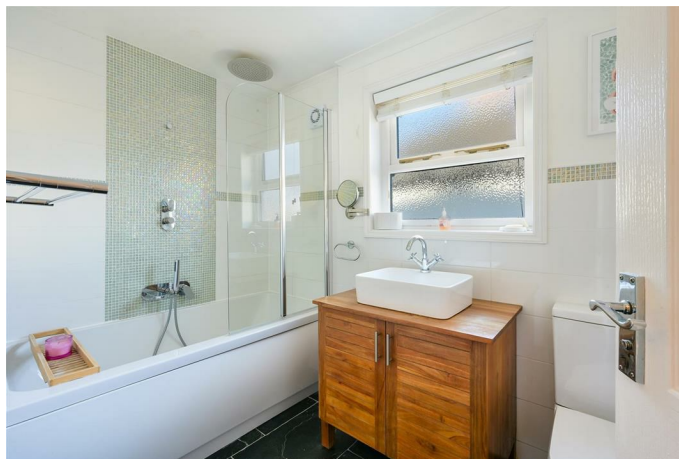
The ground floor is completed by a spacious and practical utility room that also incorporates a W.C.

On the first floor there are two incredibly well proportioned double bedrooms with built in cupboards and storage in both bedrooms and both being serviced by a white and contemporary bathroom suite.

The landscaped South/Westerly facing rear garden not only enjoys one of the most desirable and requested aspects but also benefits from a great deal of seclusion too. The patio area is the perfect private space to sit and relax with mature borders, a lawned area and garden shed.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Call today to arrange your viewing to avoid disappointment.

Tenure - Freehold
Council tax band - D



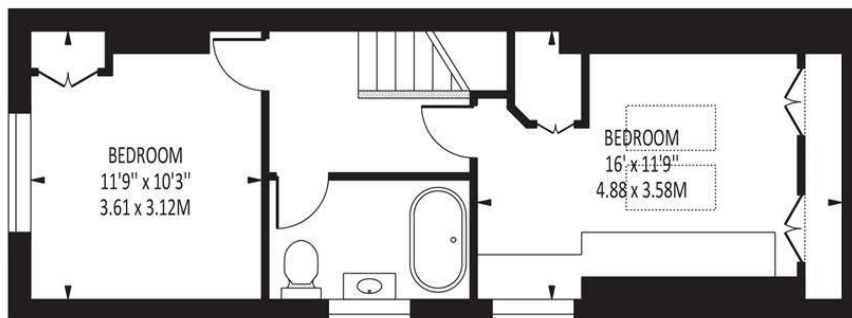


The **PERSONAL** Agent

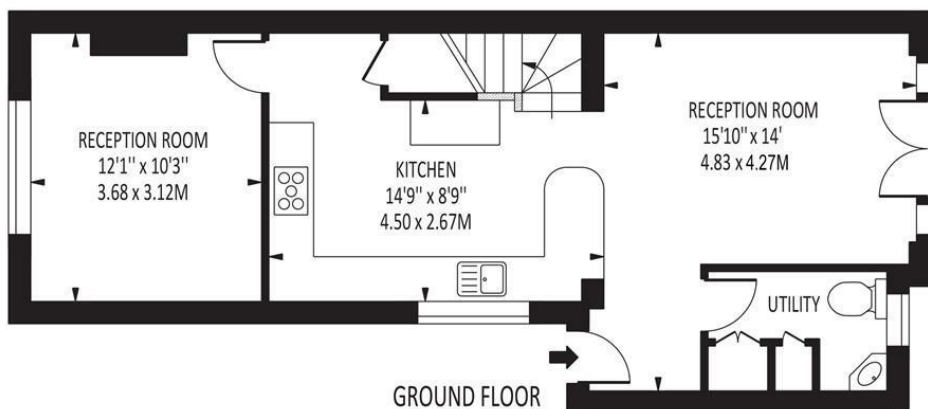


Pikes Hill

Total Area: 906 SQ FT • 84.17 SQ M
(Including Restricted Height Area)
Restricted Height Area : 14 SQ FT • 1.30 SQ M



FIRST FLOOR



GROUND 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		84
(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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