

The PERSONAL Agent

Worple Road, Epsom

Guide Price £500,000

Worple Road

Epsom

- Set within an attractive Victorian conversion
- Beautifully updated two-bed ground floor flat
- One of only three apartments in the building
- Impressive kitchen/diner extending to over 22 feet
- Comfortable separate reception room of 15 ft
- Generous main bedroom measuring over 17 feet
- Direct access to its own private garden space
- An allocated parking bay comes with the flat
- Walk to Epsom station, High Street & Rosebery
- Versatile second bedroom & modern shower room

The Personal Agent are delighted to present this beautifully updated two bedroom ground floor apartment, forming part of an attractive Victorian semi detached house converted into just three individual homes.

Offering approximately 862 sq. ft. of thoughtfully arranged accommodation, the property features a 15 ft reception room, an impressive 22 ft kitchen, a generous principal bedroom and a versatile second bedroom.

Ideally positioned on sought after Worple Road, just a short walk from Epsom town centre, Rosebery Park and the mainline station, the apartment also enjoys direct access to its own private garden and an allocated parking space.

A superb opportunity for buyers seeking turn-key living in a convenient and characterful setting.











Description

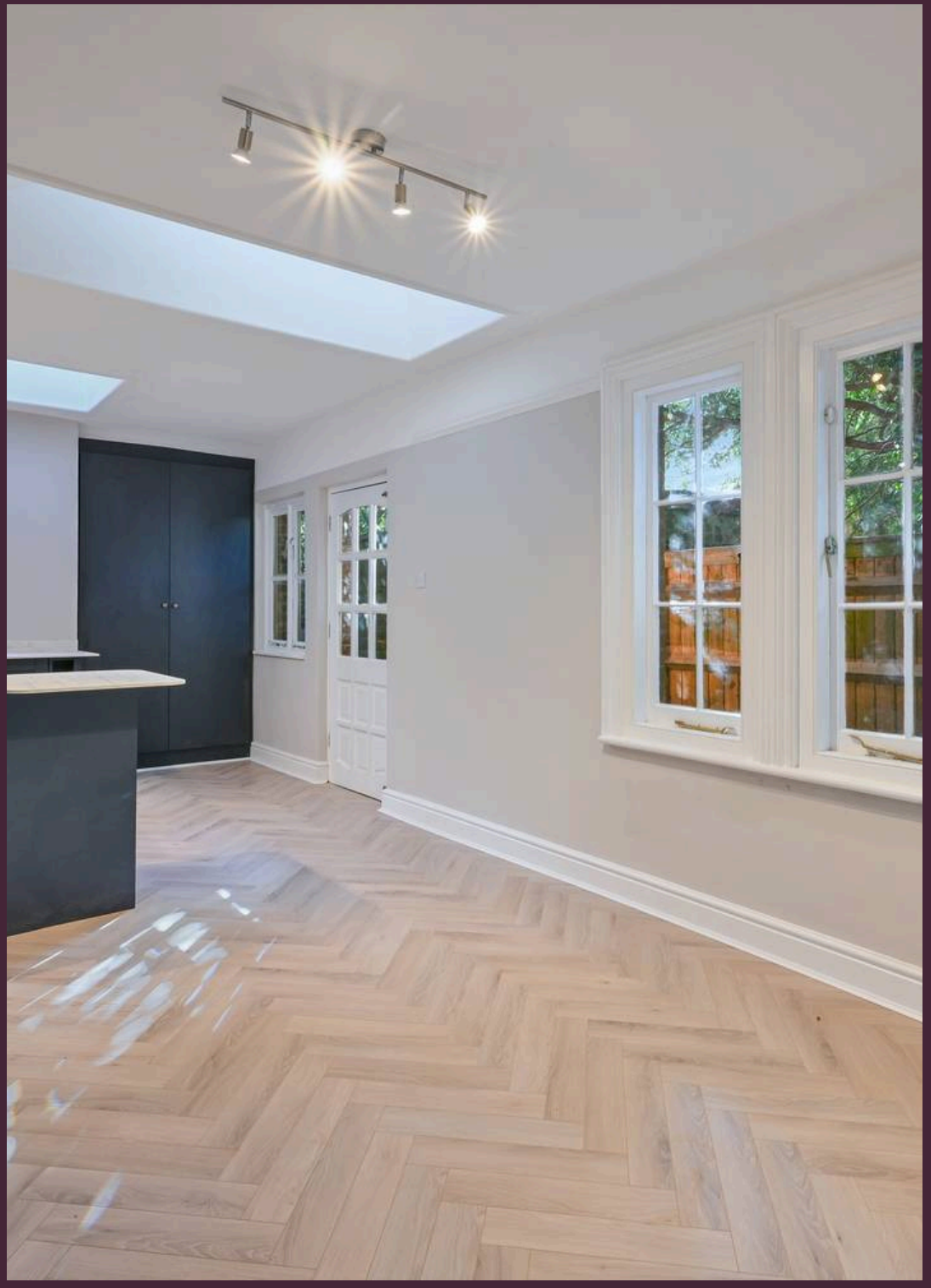
Set within an attractive Victorian semi-detached residence on one of Epsom's most desirable residential roads, this appealing ground floor apartment has been thoughtfully updated to offer comfortable, turn key living.

One of just three apartments within the converted building, each home benefits from an allocated parking bay and its own private garden.

The ground floor apartment has the further advantage of direct access to its outside space, creating an easy connection between indoor and outdoor living.

Internally, the accommodation extends to approximately 862 sq. ft., with a well balanced arrangement of rooms that makes excellent use of the available space.

With Epsom High Street, the mainline railway station and the green open spaces of Rosebery Park all within easy walking distance, the property is perfectly placed for those looking to combine convenience, character and low maintenance living.



A welcoming entrance hallway leads through to the principal accommodation, including an attractive reception room measuring over 15 ft, offering a comfortable setting for relaxing or entertaining. The standout feature is the generous kitchen, extending to approximately 22'8" in length. With room for informal dining and direct access to the private outside space, it provides a practical and sociable heart to the home.

The principal bedroom is particularly well proportioned at approximately 17'1" x 13'7", while the second bedroom offers flexibility for guests, a nursery or working from home. A contemporary shower room completes the internal accommodation.

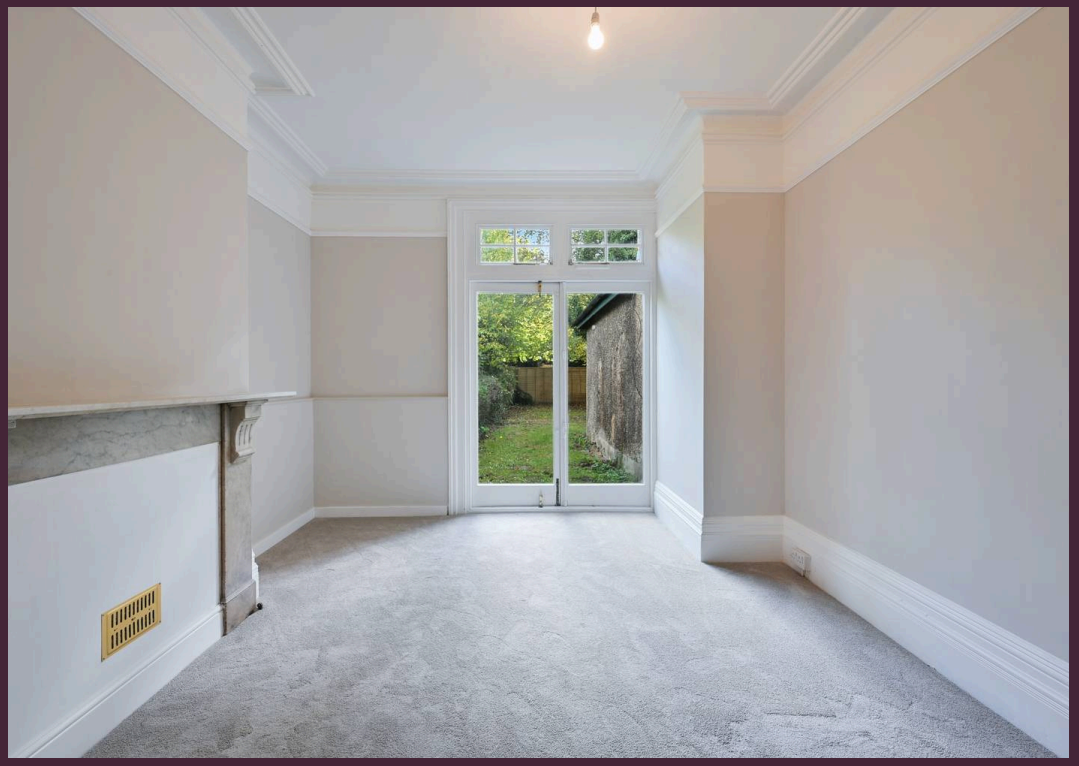
Outside, the allocated private garden offers a welcome retreat for dining or relaxing, while an allocated parking space adds everyday convenience.

Worple Road is superbly positioned for Epsom's varied shops, cafés, restaurants and leisure facilities, including the Ashley Centre and Epsom Playhouse. Epsom station provides regular rail services towards London, while nearby Rosebery Park and the wider open spaces of Epsom Downs offer excellent opportunities to enjoy the outdoors. With its considered layout, updated finish and rare combination of private garden and parking, this charming apartment is equally suited to first-time buyers, professionals and downsizers. Early viewing is recommended.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





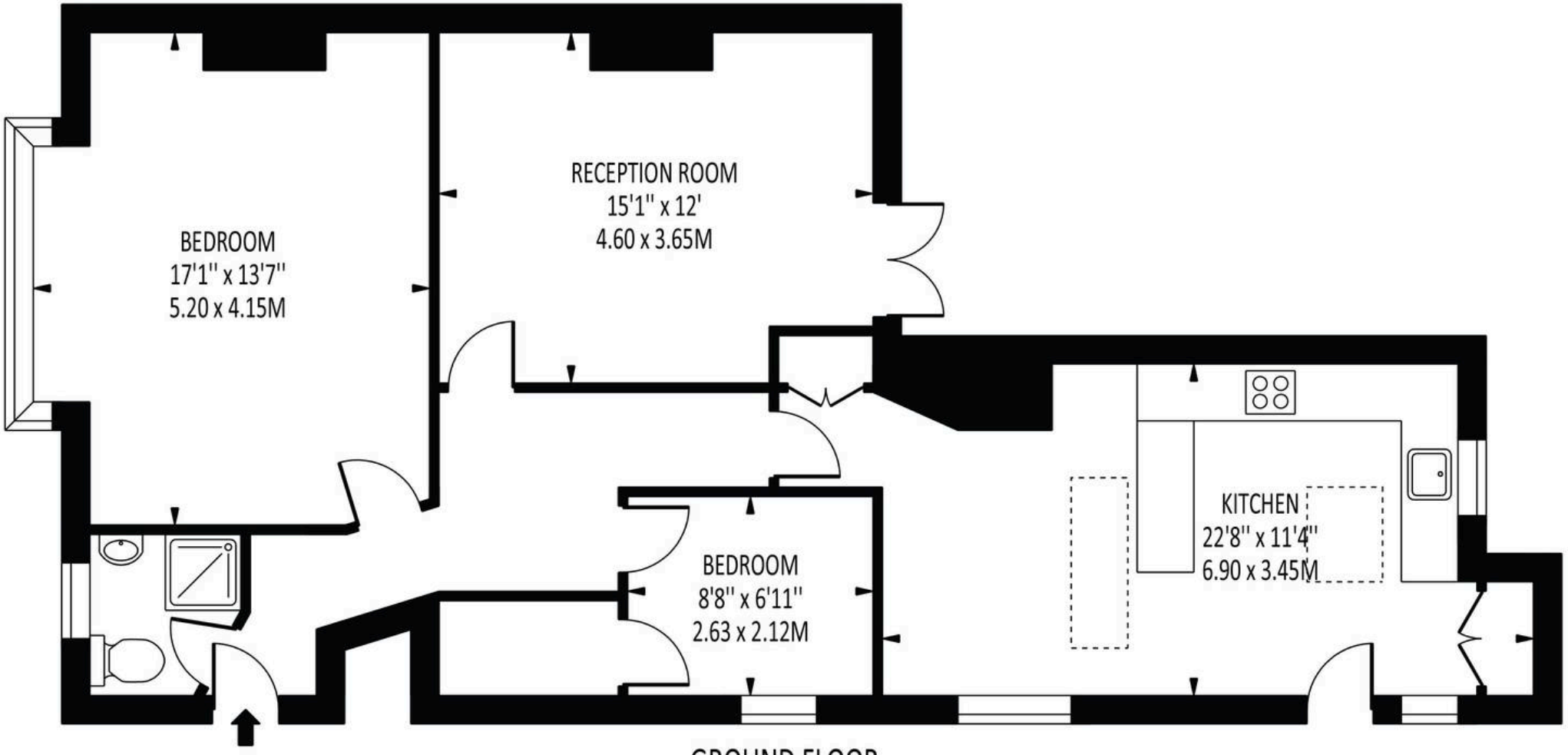




The PERSONAL Agent

Worple Road

Total Area: 862 SQ FT • 80.06 SQ M



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 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

The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/