

The PERSONAL Agent

Worple Road, Epsom

Guide Price £450,000

Worple Road

Epsom

- Beautifully updated top floor apartment
- Two well proportioned bedrooms
- Attractive Victorian period conversion
- Characterful rooflines and shaped ceilings
- Traditional sash windows and natural light
- Stylish open-plan kitchen/reception room
- Approximately 709 sq. ft. of accommodation
- Own allocated private garden space
- Allocated off street parking space
- Walk to Epsom station, High Street and parks

The Personal Agent are delighted to present this beautifully updated two bedroom top floor apartment, occupying the upper level of an attractive Victorian semi detached residence converted into just three individual homes.

Extending to approximately 709 sq. ft., the apartment has a distinctive character of its own, with charming rooflines, shaped ceilings, sash windows and wonderful natural light. The accommodation includes a welcoming reception room/open plan kitchen, two comfortable bedrooms and a bathroom, while an allocated private garden and parking space add further appeal.

Ideally situated on sought after Worple Road, within easy reach of Epsom town centre, Rosebery Park and the mainline railway station, this is an inviting turn-key home in a superb location.











Description

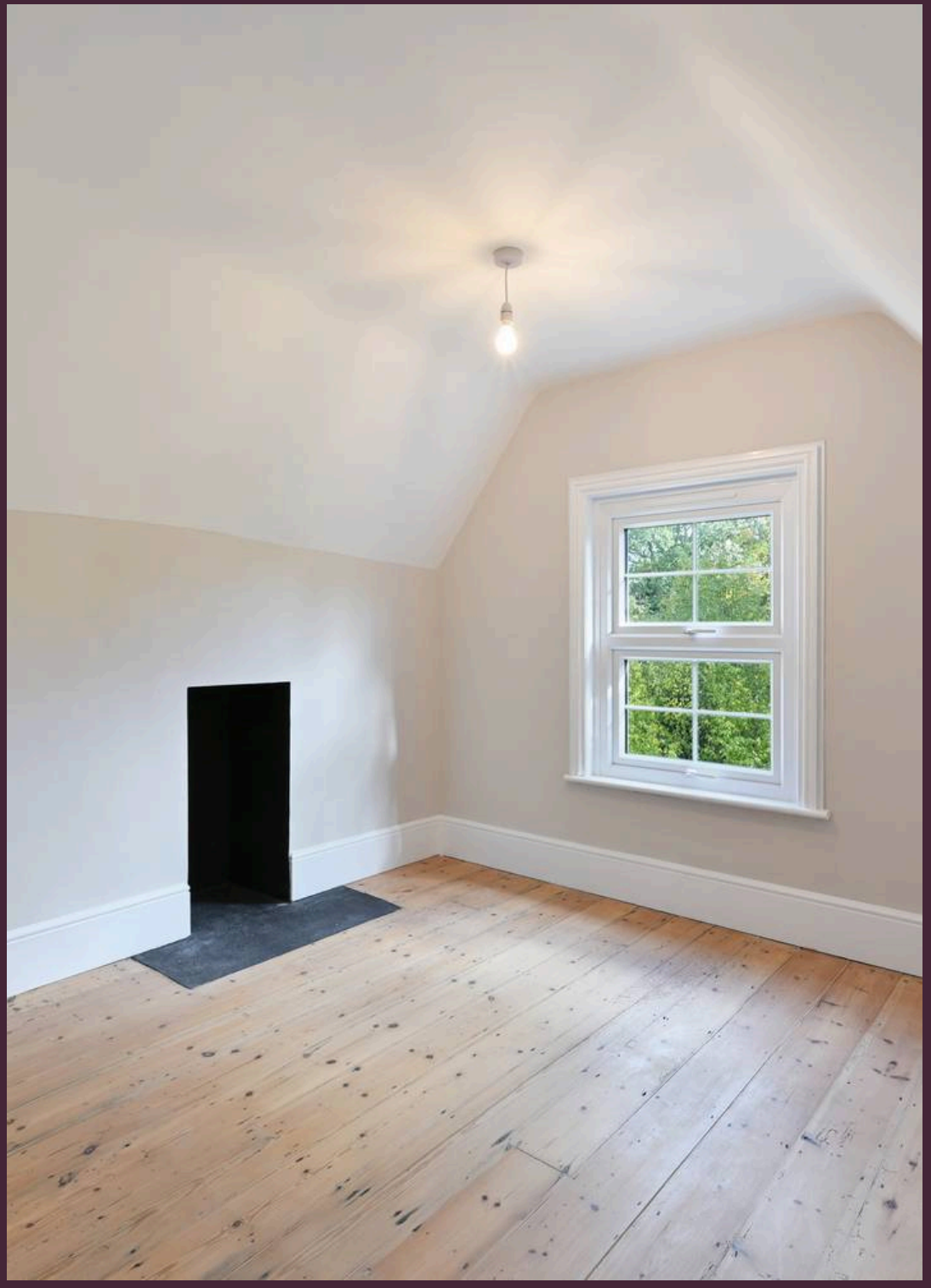
Situated on highly regarded Worple Road, this beautifully updated top floor apartment forms part of an elegant Victorian semi detached property, carefully converted into just three individual homes.

The apartment has a particularly appealing sense of character, with interesting rooflines and eaves shaping the rooms, while traditional sash windows draw natural light into the accommodation.

The result is a home that feels both individual and welcoming, combining the charm of its Victorian origins with the ease of modern, turn key living. Extending to approximately 709 sq. ft., the well considered layout includes two bedrooms, an open plan kitchen/reception room and a bathroom.

The current owners have updated all three apartments, each of which enjoys its own allocated parking space and private garden.

With Epsom High Street, the mainline railway station and Rosebery Park within easy walking distance, the setting provides an excellent balance of convenience and lifestyle.



Accessed via its own staircase from the first floor entrance, the apartment opens onto an inviting landing from which the accommodation is arranged. At the heart of the home is the open plan kitchen/reception room, measuring approximately 15 ft x 14'1". A sash window provides natural light, while the distinctive rooflines give the room a warm, individual feel. The combined living and kitchen space is ideally suited to relaxed everyday living and informal entertaining.

The principal bedroom measures approximately 14'5" x 12'10" and offers a comfortable retreat, with characterful ceiling lines adding to its appeal. The second bedroom, approximately 10'10" x 10 ft, provides excellent flexibility for guests, a home office or a nursery. A bathroom completes the accommodation.

Outside, the apartment benefits from its own allocated private garden, offering space to relax outdoors, along with an allocated parking bay.

Worple Road is a sought after residential address just a short walk from Epsom's High Street, cafés, shops and restaurants.

Epsom mainline station offers convenient London connections, while nearby Rosebery Park and Epsom Downs provide plenty of opportunities to enjoy the outdoors.

With its distinctive top floor character, bright interior, updated finish and the added benefits of private garden space and parking, this attractive apartment is an appealing choice for first time buyers, professional couples and downsizers alike.

Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F









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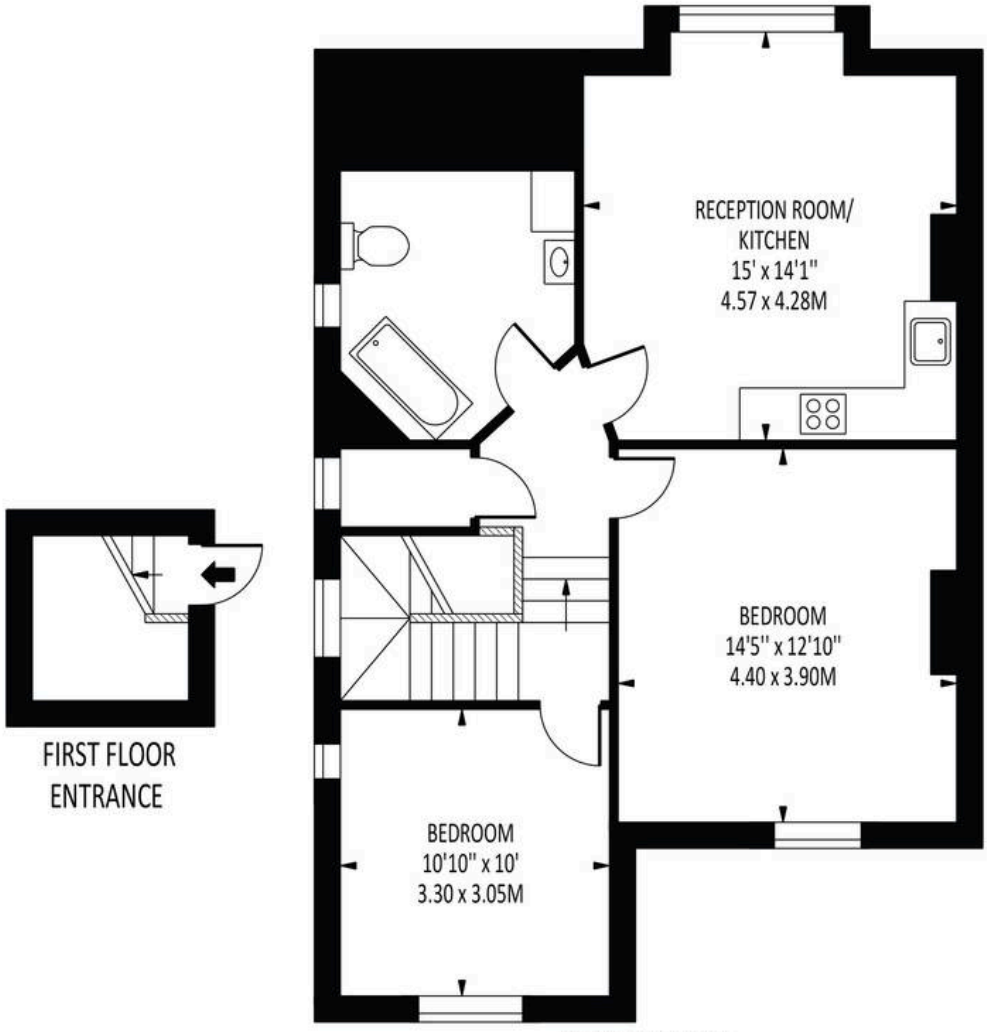
Total Area: 709 SQ FT • 65.85 SQ M



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.



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