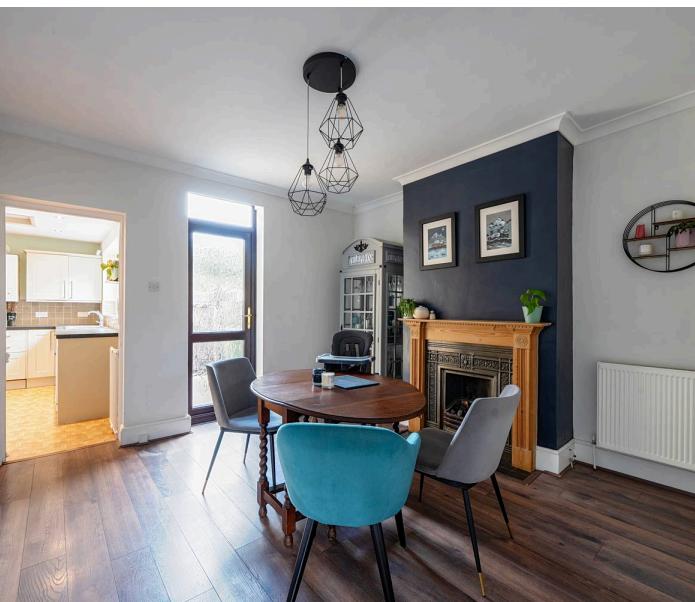




Victoria Place, Epsom

Guide Price **£550,000**



Victoria Place

Epsom

Attractive Victorian semi combining period charm & modern living. Two receptions, modern kitchen, 3 double bedrooms, south-facing garden, and prime location on quiet cul-de-sac, near town centre and station. Ideal for families or professionals. Call now to schedule viewing! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Victorian Semi
- Quiet Cul-De-Sac
- Minutes Walk To Town Centre & Station
- Bright Sitting Room
- Well Appointed Kitchen
- Dining Room
- Modern Bathroom
- Three Double Bedrooms
- Secluded Rear Courtyard
- South Facing Landscaped Garden

This attractive Victorian semi-detached home beautifully combines period charm with modern living and enjoys a highly convenient location on a quiet, friendly cul-de-sac, just a short walk from the town centre and mainline station.

Upon entering, a welcoming hallway leads to a bright and elegant sitting room, featuring a character fireplace and large window that floods the space with natural light—perfect for both relaxation and entertaining. A separate dining room provides generous space for family dining and social occasions, while the contemporary kitchen is fitted with stylish modern units, delivering both practicality and visual appeal. The ground floor is further enhanced by a well-appointed bathroom and a separate W.C.

Upstairs, the home features three well-proportioned double bedrooms, each showcasing original character details and enjoying an abundance of natural light, with the third bedroom situated on the second floor.

Externally, the home features a beautifully landscaped, south-facing garden that has been thoughtfully designed to create a peaceful and private outdoor retreat. Bathed in sunlight throughout the day, this inviting space is perfect for outdoor entertaining or quiet enjoyment and complements the warmth and character of the property. To the rear, a secluded courtyard offers a practical storage and utility area, enhancing the functionality of this fabulous home.

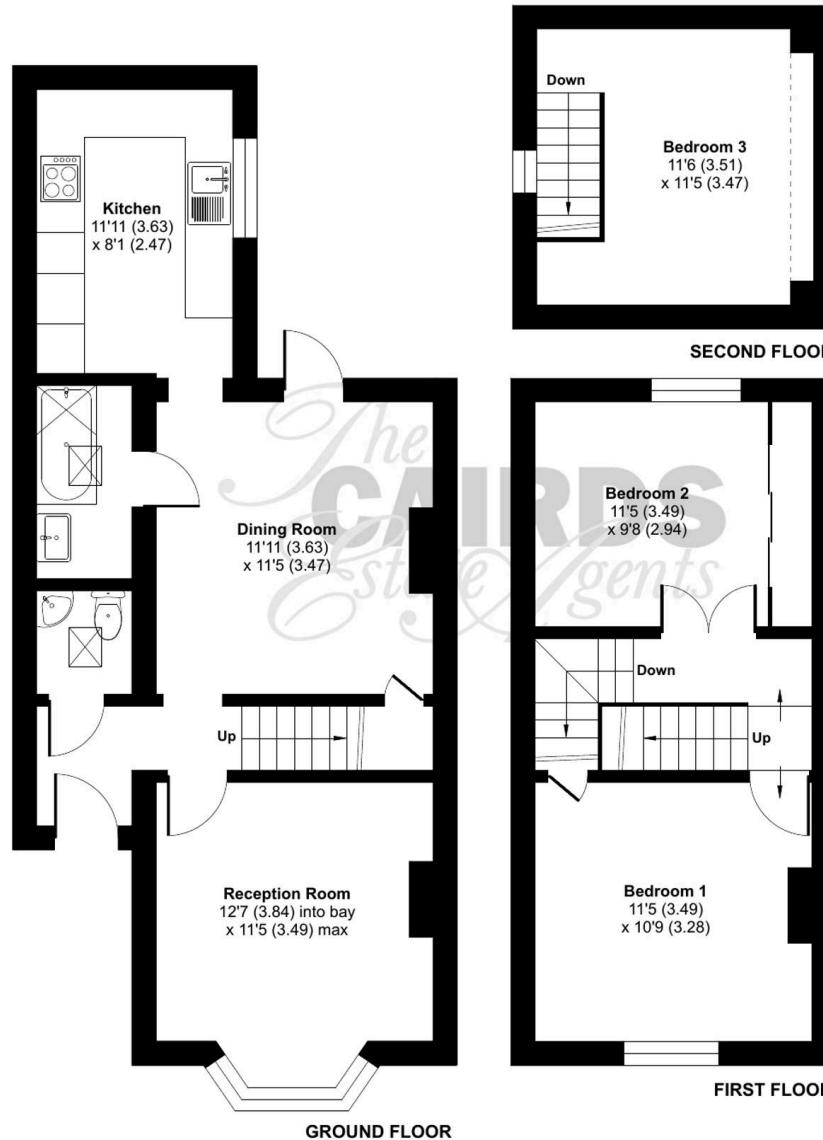
This property is ideally suited to families, professionals, or anyone seeking period character combined with the convenience of town-centre living and a delightful outdoor space. Ring Cairds today to schedule your viewing!

Victoria Place, Epsom, KT17



Denotes restricted head height

Approximate Area = 923 sq ft / 85.7 sq m
Limited Use Area(s) = 11 sq ft / 1 sq m
Total = 934 sq ft / 86.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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