

**Leith Road, Epsom, KT17 1DA**

Guide Price £575,000

3 2 1



A charming late Victorian mid-terrace home tucked away just off Leith Road in the heart of Epsom. Stylishly updated while retaining period features, the property offers a front reception room with built-in storage and an extended kitchen/dining space with courtyard and scope for further single-storey infill with planning in place.

The ground floor bathroom features a roll-top bath and separate shower. Upstairs includes a principal bedroom with ensuite and fitted wardrobes, a second double bedroom, and a bright loft-converted third bedroom with Velux windows.

Further benefits include a private front garden, landscaped rear garden, and residential parking nearby. Conveniently located close to Epsom town centre, station, and well-regarded schools.

In accordance with the Estate Agents Act 1979, this property is being marketed by the owner.

- Victorian mid-terrace freehold home
- Quiet position just off Leith Road
- 3 Double bedrooms
- Family Bathroom & Shower
- Bright loft conversion with large velux windows
- Recently landscaped rear garden with patio & eaves storage on both sides
- Principal bedroom with en-suite shower, dual wardrobes & under stair storage
- Short walk to Epsom town centre and station with local amenities
- Excellent schools locally
- Planning in place for single storey rear infill extension



**Total: 1095 sq. ft**  
 Ground Floor: 540 sq. Ft, 1st Floor: 386 sq. Ft, 2nd Floor: 169 sq. ft  
 Excluded Areas: Porch: 17 sq. Ft, Storage: 129 sq. Ft, Walls: 113 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed

