

The PERSONAL Agent

Heathcote Road, Epsom

Offers Over £800,000

Heathcote Road

Epsom

- Charming conservation area setting
- Character semi detached family home
- Just moments from town, station & park
- Bay fronted lounge with wood burning stove
- Cosy reception with illuminated bookshelves
- Extended kitchen/dining/family room
- Three bedrooms and stylish family bathroom
- South facing landscaped rear garden
- Air conditioned garden room with bar
- Rare private driveway with off-street parking

Nestled within one of Epsom's most charming conservation areas, this beautifully presented character semi-detached home enjoys an almost village-like atmosphere, yet sits just 0.2 of a mile from the bustling High Street and railway station. It is this wonderful balance of peaceful surroundings and everyday convenience that has kept our clients happily settled here for almost 20 years.

From the moment you step inside, there is a genuine warmth and welcoming feel to the house, with elegant design touches and carefully considered details creating a home that is both stylish and full of personality.





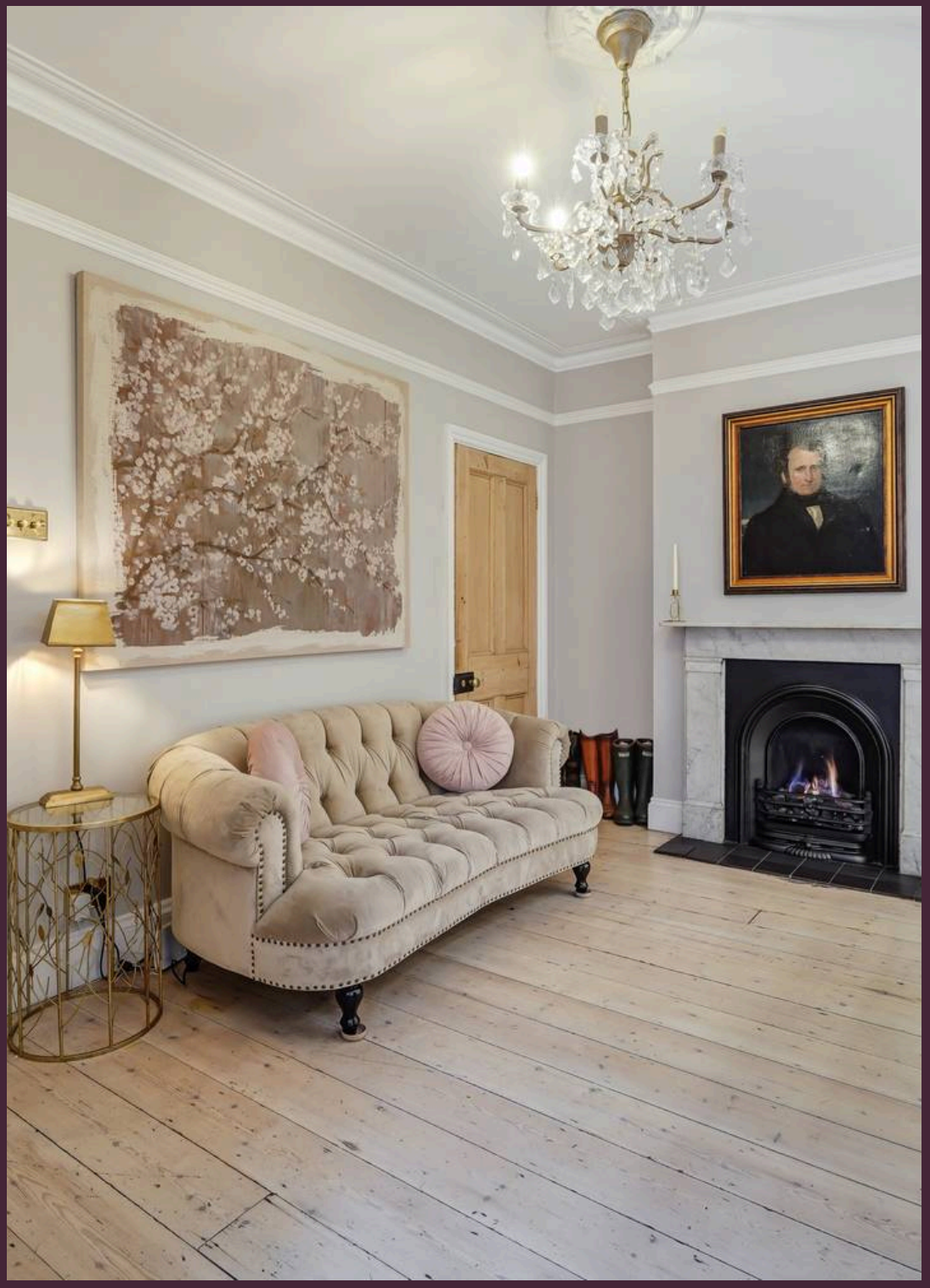






Description

The bay-fronted living room is a particularly inviting space, with plantation shutters and a wood-burning stove providing the perfect setting for cosy evenings. A second reception room offers an equally charming retreat, complete with a feature fireplace and beautifully illuminated bookshelves, creating a wonderful spot to unwind with a favourite book at the end of the day. To the rear, the extended kitchen/dining/family room forms the sociable heart of the home. Centred around a generous island that naturally draws everyone together, this is a space designed for everything from relaxed family breakfasts to lively evenings with friends. A Rangemaster cooker will delight keen cooks, whilst doors opening onto the South-facing garden create a seamless connection between indoor and outdoor living. Upstairs, three beautifully proportioned bedrooms provide comfortable and versatile accommodation, complemented by a stylish family bathroom.



A downstairs cloakroom adds further practicality to this thoughtfully arranged home. Outside, the property continues to impress. The larger than average South-facing rear garden has been attractively landscaped with ease of maintenance in mind, offering a wonderful setting for summer entertaining and relaxation. A detached, air-conditioned garden room provides an exceptional additional space, equally suited to a professional home office or entertaining friends, with its own bar and cooler adding a fun and sociable dimension. To the front, a private driveway provides valuable off-street parking, a genuine rarity within this established and highly desirable enclave of Epsom. The location is every bit as appealing as the home itself. The beautiful green spaces of Rosebery Park are practically on the doorstep, whilst Epsom's High Street, with its excellent selection of shops, cafés, restaurants and mainline station, is just a short stroll away. Few locations offer such an appealing combination of character, greenery and convenience. After almost two decades of happy ownership, it is easy to appreciate why our clients have loved living here. Combining period charm, beautifully balanced living spaces and an enviable setting, this is a home that offers something genuinely special. Early viewing is strongly recommended by the vendors' sole agent.

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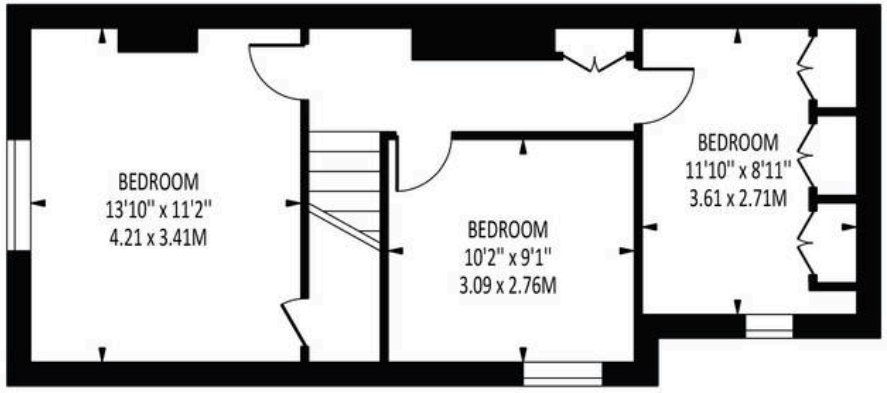




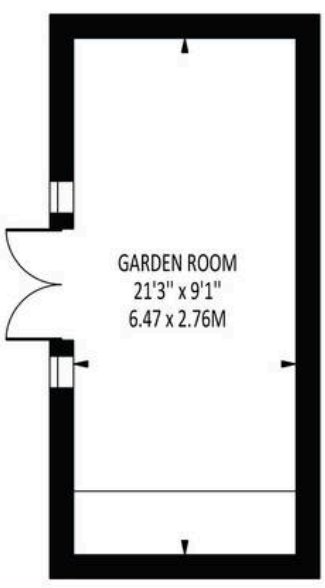
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Total Area: 1463 SQ FT • 135.94 SQ M
(Including Garden Room)
Garden Room Area : 192 SQ FT • 17.86 SQ M



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 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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