



Albert Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Heart of the sought after College Area
- Two generous double bedrooms
- Stunning Victorian cottage
- Sympathetically refurbished throughout
- Tasteful decor & finished to a high standard
- Beautiful 80ft South/Westerly facing garden
- Modern kitchen linking to dining room
- Separate, cosy living room
- Updated modern shower room
- Easy walking distance of park, town & station

Tucked away in the heart of the College Area, this charming Victorian cottage, dating from around 1885, has undergone a stunning and comprehensive refurbishment programme. Combining elegance and character with modern style and practicality, it represents a rare opportunity to acquire a beautifully modernised period home in a highly sought-after location.

Ideally positioned within easy walking distance of Epsom town centre and the mainline station, offering direct services to London, the property is also just moments from Alexandra Park and its popular café. The open spaces and excellent walking opportunities of Epsom Downs are also only a short drive away.

The property has been updated with great attention to detail and respect for the original building making this a flowing and functional home full of hidden gems. There are many wow factors once you step inside, not least the beautiful dining area that links to the high quality kitchen with granite worktops,



creating a wonderful first impression as well as being an amazing entertaining space.

The living room has a wonderful feel with a double glazed window and fitted plantation shutters, and the ground floor is completed by a smart, modern shower room which our clients recently updated. Upstairs, both bedrooms are great sizes, enjoying almost identical dimensions and access to a useful loft storage area.

When you do return home at the end of a long working day, you feel as if you are stepping into your own oasis; with the 80ft South/Westerly facing rear garden all making this fine home really stand out from the crowd.

There is a sunken and very private patio area which is great for BBQ's and relaxing and then steps up to the main part of the garden which is laid to lawn with a useful storage shed to the rear, although this area could easily house a detached garden cabin, if the new owners wanted options for a work from home

office or gym.

Albert Road has long been a hugely sought after address. Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.5 of a mile away or a 11 minute walk.

Tenure - Freehold
Council tax band - D

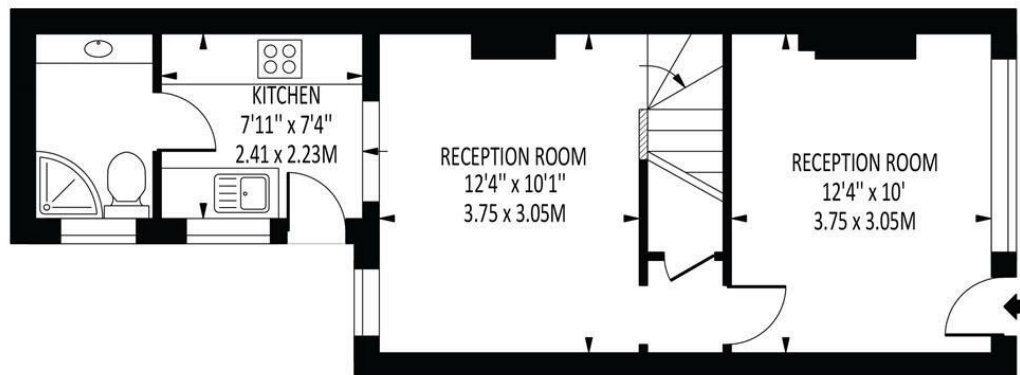
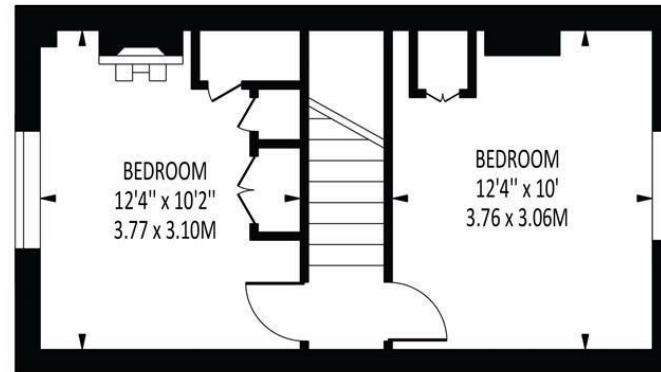




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Albert Road
Total Area: 695 SQ FT • 64.57 SQ M



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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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