



Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Charming Victorian cottage
- Sought after College Area
- Two well proportioned bedrooms
- Stylish contemporary bathroom
- Character fireplace with wood burner
- Open plan living and dining
- Fitted kitchen with breakfast bar
- Private landscaped rear garden
- Town centre within easy reach
- Epsom station approx. 0.5 miles away

Situated in the highly sought-after College Area of Epsom, this attractive two-bedroom Victorian semi-detached cottage combines period charm, contemporary style and an exceptionally convenient location. Church Road is a well-regarded residential setting, with Epsom town centre and railway station both within easy walking distance.

Inside, the property offers a bright and welcoming atmosphere, with character features complemented by a stylish modern finish. The generous lounge features an exposed brick fireplace with wood-burning stove, while the open-plan layout flows seamlessly into the dining area and kitchen, creating a versatile and inviting space ideal for both everyday living and entertaining.

The fitted kitchen offers a good range of storage and



workspace, complemented by a useful breakfast bar ideal for casual dining. A beautifully presented contemporary bathroom serves two well-proportioned bedrooms, providing flexible accommodation for couples, small families or those requiring a home office.

To the rear, a private garden of approximately 30ft offers an attractive space for relaxing, entertaining or enjoying the warmer months. The property also benefits from double glazing and gas central heating, while its excellent presentation allows the new owner to move in without the need for immediate improvement works.

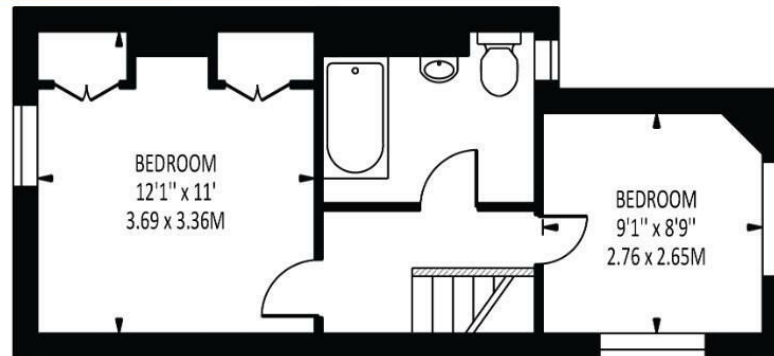
Combining period character, practical accommodation and contemporary style, this is a particularly appealing home in a highly sought-after location.

The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike. Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to enjoy a high quality Surrey lifestyle.

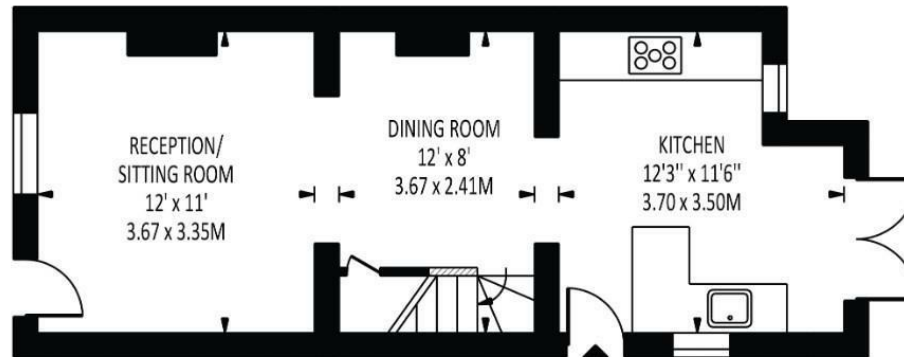
Tenure- Freehold
Council tax band- D





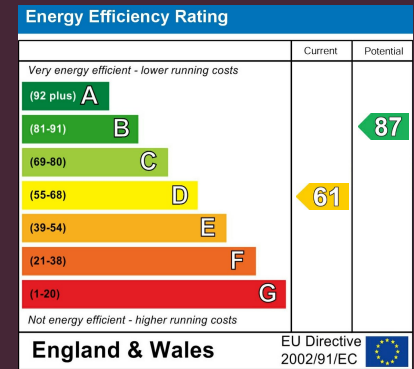


FIRST FLOOR



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 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.



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