



Albert Road, Epsom

The PERSONAL Agent

Guide Price £440,000

Freehold

- Heart of the sought after College Area
- Extended Victorian terrace home
- Two nicely proportioned bedrooms
- Rare addition of an upstairs bathroom
- Two spacious reception rooms
- Kitchen linking to sizable utility room
- Downstairs cloakroom
- South/West facing private garden
- On street residents parking scheme
- Short walk to Town, Station, Shops & Park

Set within the heart of the College Area of Epsom in a highly desirable and much requested residential road, this attractive Victorian terraced house provides flexible and bright accommodation alongside a private garden which enjoys a South/Westerly aspect.

This home has been extended to the rear and we believe this home offers an excellent opportunity for a new owner to place their own stamp on the property, tailor it to individual tastes and ultimately create their ideal home. The home also benefits from a recently upgraded roof and double glazed windows, providing reassurance in respect of these two key aspects of the property.

Located within the catchment of many fantastic local primary and secondary schools, and easy access of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and two public houses which are just a few hundred metres away.



As soon as you step through the front door, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

There are two defined reception rooms which flow together and are currently being used as a living room and a dining room. There is also a kitchen which links to a generous utility room that could easily be used as a breakfast room with direct access to the garden further confirming just how flexible this home is. From a practical sense, the ground floor is completed by a downstairs cloakroom.

Upstairs you find two nicely proportioned double bedrooms and the addition of a bathroom which is a rarity for Victorian homes within the College Area. There is access to a useful loft space too, for extra storage solutions.

One of the key parts to this property is the landscaped cottage style rear garden which enjoys a great deal of privacy and benefits from a South/Westerly aspect and from a practical

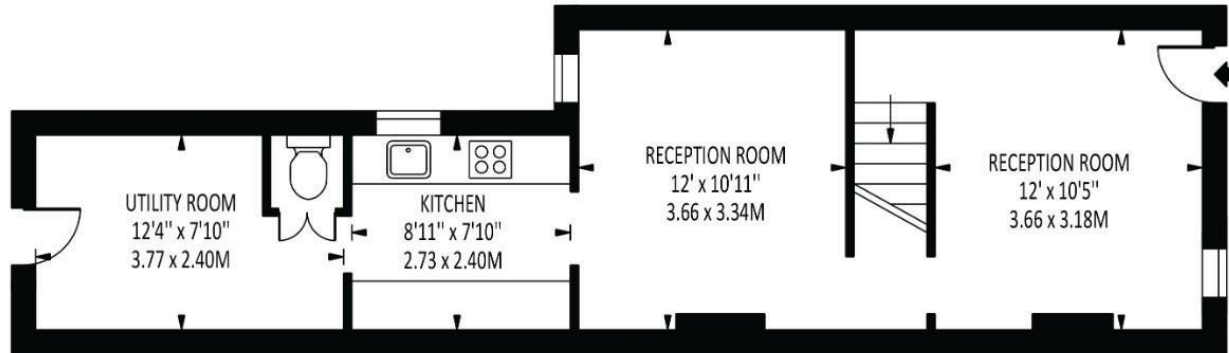
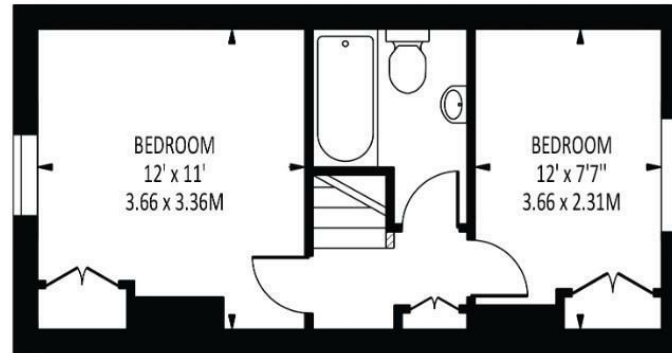
sense there is a lockable gate to the rear with access via a shared pathway to this terrace of cottages. To the front there is on street residents permit parking, with guest passes available for any visitors.

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 0.7 of a mile away or a 13 minute walk.

Tenure - Freehold
Council Tax Band- D







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			
(81-91) B			
(69-80) C		69	79
(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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