



Albert Road, Epsom

The PERSONAL Agent

# Guide Price £450,000

## Freehold

- Heart of the sought after College Area
- No onward chain
- Victorian terrace home
- Two generous double bedrooms
- Two reception rooms
- Newly installed kitchen with integrated appliances
- Downstairs bathroom with modern feel
- Gorgeous South/Westerly rear garden
- Newly installed double glazed windows
- Residents on street permit parking

Offered with no onward chain and set within the heart of the College Area of Epsom in a highly desirable and much requested residential road, Victorian terraced house provides flexible and bright accommodation alongside a gorgeous cottage style garden which enjoys a South/Westerly aspect.

We believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their own dream home. Whilst it is undeniable that some of the property may require some cosmetic updating in parts, the property benefits from a newly installed kitchen and double glazed windows which reduces a large cost of the refurbishment.

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 newly installed kitchen with all the integrated appliances you'd expect in a modern home which links to the dining room. From a practical sense, the ground floor is completed by a downstairs bathroom with walk in shower.

Upstairs you find two exceptionally well proportioned double bedrooms and there is access to a useful loft space too.

One of the key parts to this property is the beautiful cottage style rear garden which enjoys a great deal of privacy and benefits from a South/Westerly aspect. To the front there is on street residents permit parking.

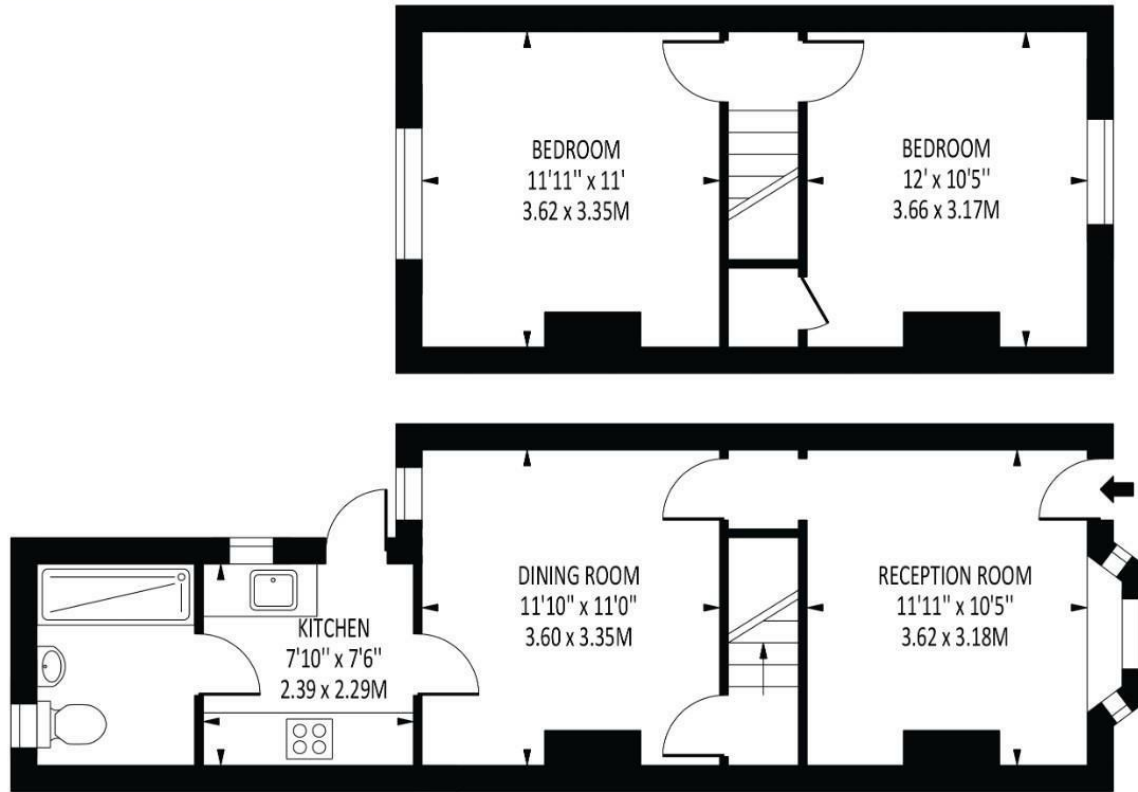
Albert Road has long been a hugely sought after address.

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(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

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.

**EPSOM OFFICE**

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The PERSONAL Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

