



Albert Road, Epsom

The **PERSONAL** Agent

Offers Over £535,000

Freehold

- Vendor suited
- Heart of the College Area
- Victorian semi-detached
- South/Westerly 85ft garden
- Driveway with parking
- Two double bedrooms
- Modern upstairs bathroom
- Modern re-fitted kitchen
- Walk to Town & Station
- Scope to extend STPP

Located in the heart of the highly desirable College Area of Epsom and within walking distance of the town centre and railway station, this spacious and bright Victorian semi-detached house is offered with our vendor being suited and presented in immaculate order, and with so many stand out features, it warrants immediate inspection to avoid disappointment.

A 85ft South/Westerly facing rear garden, driveway with off street parking, two double bedrooms and the much requested upstairs bathroom that has been tastefully remodelled, are all points that make this home stand out from the crowd.

Benefitting from a fantastic position, this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a cottage. The property would suit a



diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine home.

The generous accommodation comprises a spacious bay fronted living room with cast iron open fireplace, spacious dining room with stripped wooden floorboards, re-fitted kitchen that utilises all available space with integrated appliances, breakfast area and French doors to the garden. There are also two generously proportioned double bedrooms and a modern upstairs bathroom suite.

The secluded South/Westerly facing rear garden measures 85ft and is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a gate to the side and paved patio area. There is access to the side of the property as well as a driveway with off street parking to the front, further adding to the desirability of this rarely available home.

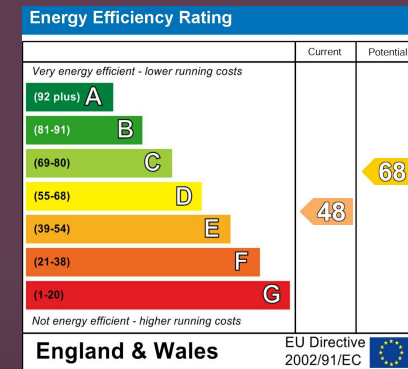
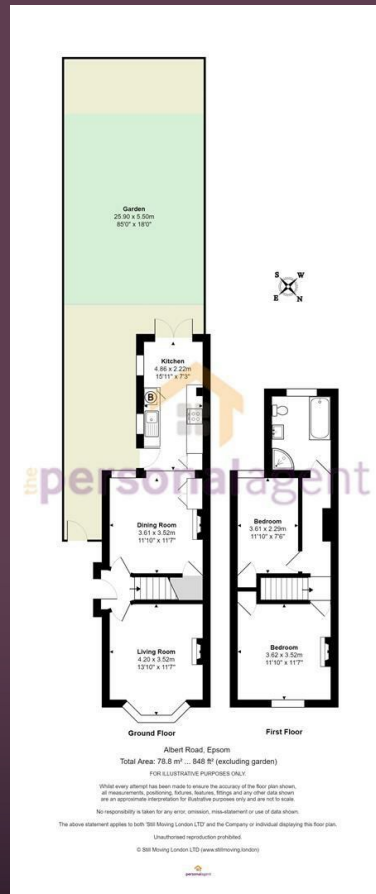
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold







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