



Wyeths Road, Epsom





# Offers Over £665,000

## Freehold

- Stunning Victorian house
- Heart of the College Area
- Stunning kitchen/dining room
- Bay fronted living room
- Three generous double bedrooms
- Luxury upstairs bathroom
- Downstairs shower room
- 65ft South facing garden
- Sought after cul-de sac
- Walk to Town & Station

Set within the very heart of the highly desirable College Area in a rarely available and sought after cul-de sac, this attractive and deceptively spacious Victorian end of terraced house is excellently positioned with a fantastic outlook to the rear over the allotments. Being just a short walk from the town centre and railway station which is approximately 0.6 miles away, this home really enjoys the best of both worlds.

The property is presented to a fantastic standard throughout and benefits from bright and light accommodation laid out over three floors, whilst seamlessly blending character features with a contemporary and stylish finish.

Wyeths Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links, with Epsom providing a commuter service to London Bridge, Waterloo and



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

From the entrance hall there is access to the living room that benefits from a square bay window and feature fireplace. The modern kitchen with island and breakfast bar links to the spacious dining area, thus providing a wonderful entertaining space and creating a balanced and practical layout, it also has direct access to the South facing rear garden. The ground floor is completed by a modern downstairs shower room and large under-stairs storage cupboard.

On the first floor there are two spacious double bedrooms and a modern four piece bathroom and stairs up to another generous double bedroom with elevated views over the College Area allotments to the rear.

Outside there is a secluded 65ft Southerly facing rear garden with a lovely patio area that is a real sun trap, there is a useful detached storage shed that could be utilised as a workshop along with potential access to the rear, providing direct access onto the College Area allotments. (We understand plots are available upon request.)

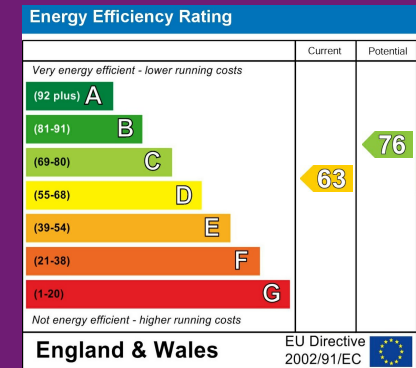
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally not to forget the excellent primary and secondary school catchment.

Freehold









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**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.







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