



Castle Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- Periphery of Epsom Common
- Three generous bedrooms
- Corner plot
- Living room & conservatory
- Second reception
- Kitchen with room for dining table
- Family bathroom
- Good sized front & rear gardens
- Short distance from Town Centre & station
- Close to Rosebery Girls School

Located on the periphery of Epsom Common, situated on a corner plot and within walking distance of Epsom town centre, railway station and excellent local schools including Rosebery girls school, this deceptively spacious three bedroom semi detached house warrants immediate inspection to fully appreciate the position, accommodation and practicality it enjoys.

The property is presented in good order throughout and is situated close to the Stamford Green conservation area, which is bordered by the ancient woodland with its bridle and cycle paths linking Horton Country Park and Ashted Common.

Approximately 0.6 of a mile from the property is the picturesque green, duck pond and the Cricketers public house and with Epsom town centre and railway station just a 15 minute walk away, it is hard to imagine a better located property.



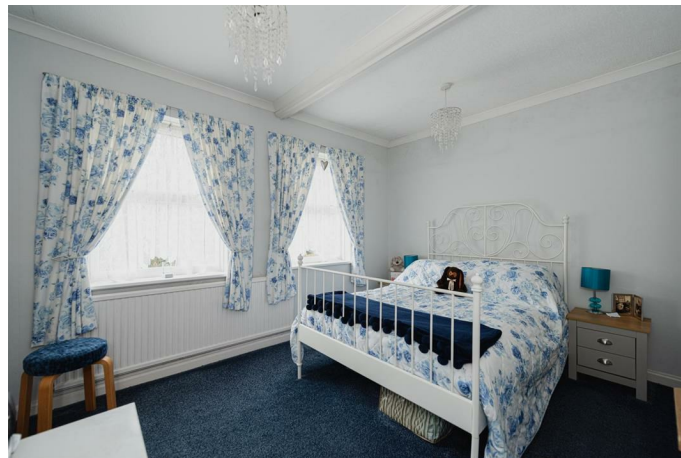
The property would be perfect for a growing family or professional couple and enjoys an excellent position with an abundance of natural light. The property benefits from a fully enclosed porch, spacious living room with feature fireplace that links directly to the conservatory that in turn has access to the private garden, second reception room and large kitchen with room for a small dining table.

On the first floor is a generous family bathroom and three particularly well proportioned bedrooms (all of which house double beds comfortably). Outside the rear garden is mostly laid to lawn and is a wonderful space yet very low maintenance, there is also a generous frontage that could allow for the creation of a driveway with off street parking too, alongside the on street residents permit parking scheme.

Nearby 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.

Tenure - Freehold
Council tax band - D







Castle Road, Epsom
Total Area: 112.1 m² ... 1206 ft²
FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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