



Temple Road, Epsom

The **PERSONAL** Agent

Guide Price £900,000

Freehold

- Impressive 2,326 sq ft home in central Epsom
- Four double bedrooms and two bathrooms
- Three generous and highly flexible receptions
- Superb 0.19 acre plot in central Epsom location
- Superb 140ft westerly facing rear garden plot
- Just 0.2 mile from Epsom station and High Street
- Much loved family home for almost forty years
- Characterful family home dating back to 1920
- Generous frontage, parking & detached garage
- Fascinating local history & period character

Set in an exceptionally convenient position just moments from Epsom town centre and mainline station, this substantial and characterful family home offers an impressive 2,326 sq ft of accommodation and occupies a wonderful 0.19 acre plot with a superb 140ft westerly facing rear garden.

Built in 1920 and owned by our client for almost 40 years, the property has been a much loved family home, providing the space and flexibility in which to raise a family and evolve as their needs have changed. Homes of this scale, with such a generous plot, are increasingly difficult to find this close to the heart of Epsom, particularly with the station just 0.2 of a mile away.

From the moment you arrive, the generous frontage creates a great first impression, with ample off street parking and access to a detached garage. Stepping inside, the proportions associated with a home of this period are immediately apparent. High ceilings, recently replaced large windows and an abundance of natural light combine with generously proportioned rooms to create a wonderful sense of space throughout.



The ground floor offers three excellent reception rooms, providing tremendous flexibility for everyday family life and entertaining. The rear reception room is particularly noteworthy and provides a fascinating link to the history of the area. Originally constructed as The Chase Estate site office when the property was built in 1920, it subsequently served as a local Post Office for many years before eventually being reimaged as the impressive reception space it is today.

The remainder of the ground floor is equally well balanced, with generous living areas, a ground floor shower room, excellent storage and plenty of scope for a new owner to adapt or further enhance the home to suit their own requirements.

Upstairs, the spacious accommodation continues with four double bedrooms over two floors served by a family bathroom. Once again, the scale of the rooms, ceiling heights and natural light reinforce the character of the original 1920s construction and provide the kind of proportions that are often difficult to replicate in more modern homes.

Outside is undoubtedly one of the home's greatest assets. The overall plot extends to approximately 0.19 of an acre, with the superb westerly facing rear garden measuring approximately 140ft in length. Offering an exceptional amount of outside space for such a central location, it provides a wonderful setting for children, entertaining and relaxing, while the attractive frontage offers ample parking alongside the detached garage.

Epsom mainline station is approximately 0.2 of a mile away, around a four-minute walk, while the High Street, shops, restaurants and amenities of the town centre are also within easy reach. Excellent local schools, parks and the open spaces of Epsom Downs are all readily accessible.

After almost four decades in the same ownership, this is a rare opportunity to acquire a substantial and much-loved family home that combines impressive proportions, a remarkable garden and an interesting local history with an exceptionally convenient position in the heart of Epsom.

Tenure – Freehold
Council tax band- F





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Total Area: 2326 SQ FT • 216.09 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & Storage)
Eaves Storage & Restricted Height Area : 114 SQ FT • 10.58 SQ M
Garage Area : 158 SQ FT • 14.71 SQ M
Storage Area : 158 SQ FT • 14.71 SQ M



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		
(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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