



Alexandra Road, Epsom

The **PERSONAL** Agent

Price Guide £775,000

Freehold

- Stunning Victorian house
- Desirable College Area location
- No ongoing chain
- Three generous bedrooms
- Two reception rooms & garden room
- Kitchen/breakfast room
- Upstairs bathroom
- Southerly 105 ft rear garden
- Driveway with parking
- Short walk to town & station



Set within the highly desirable College Area of Epsom, this attractive and deceptively spacious Victorian semi-detached house is offered to the market with no ongoing chain and is excellently positioned. 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 two floors, whilst seamlessly blending character features with a contemporary and stylish finish.

Alexandra Road is located on the periphery of the College Area, with excellent access to all of the surrounding amenities and transport links with Epsom. 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.

From the entrance hall there is access to the living room that benefits from a sash bay window with feature fireplace, the dining room links to the spacious kitchen/breakfast room, thus providing a wonderful entertaining space and creating a balanced and practical layout and has direct access to the garden room/conservatory which enjoys a wonderful outlook over the rear garden. The ground floor is completed by a useful under stairs storage cupboard.

On the first floor there are three generous bedrooms and the family bathroom. From the landing there is access to a large loft space which provides the opportunity to convert into further bedroom space which would mirror the adjoining property (subject to the usual planning consents).

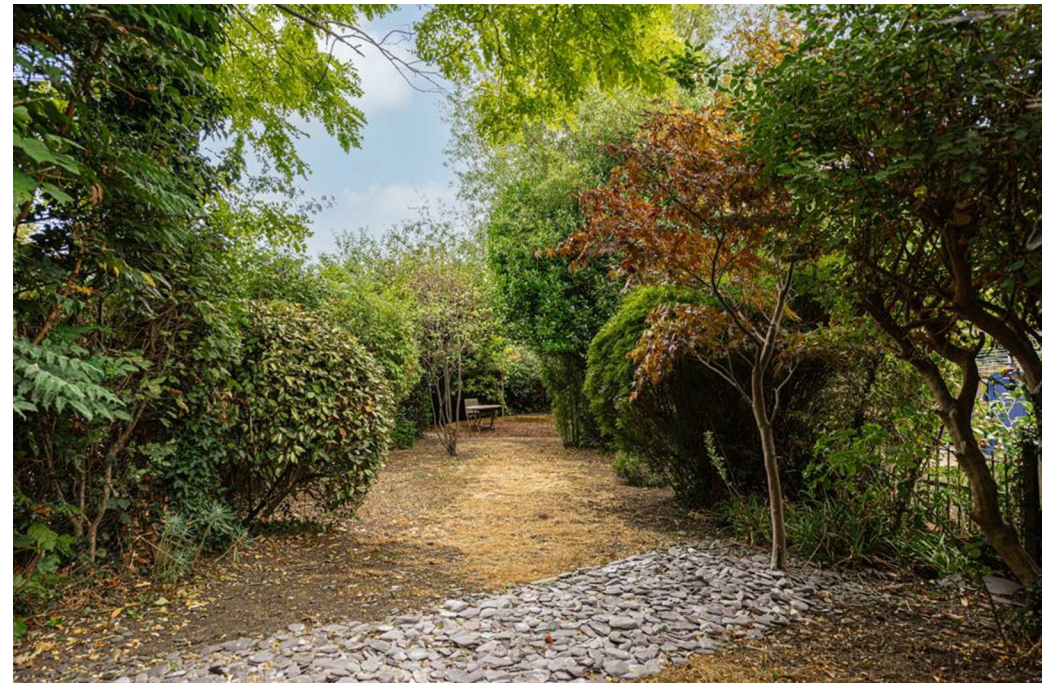
Outside there is a generous 105 ft south facing rear garden with a lovely patio area that is a real sun trap. The property backs directly on to the College Area allotments and enjoys

wonderful seclusion and privacy as well as there being a useful storage shed and a gate to the side which provides easy and practical garden access. To the front is the sought after addition of a double width driveway and Alexandra Park is just moment away with access just across the street.

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.

Tenure - Freehold
Council tax band - E







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	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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