



College Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Stunning late Victorian house
- Immaculately presented
- Set over three floors
- Four bedrooms
- 26 ft sitting/dining room
- Kitchen/breakfast room
- Secluded garden
- Off street parking
- Excellent School Catchment
- Walk To Town & Station

Set within the highly sought after College area, this late Victorian semi detached character home provides over 1630 sq ft of space and is not only excellently positioned within the catchment areas of outstanding primary and secondary schools, but also just a short distance away from Epsom town centre, local parks and the railway station.

The charm, position and beautiful frontage present the ultimate first impression with the property enjoying a great amount of natural light throughout, and the perfect opportunity to create your dream family home set within this fantastic location. The high ceilings with their ornate design immediately set the tone for the overall feel of the property and our clients have sympathetically decorated the property throughout their time here.

The property itself enjoys a welcoming and homely feel the moment you step into the entrance hall. Coupled with the generous space it provides and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this location will be a very difficult task indeed.



From the moment you walk through the front door, this home welcomes you with warmth, style, and light. Beautiful wood floors and sunlight streaming through generous windows sets the tone, while the high-quality finishes throughout add a touch of everyday luxury.

Step into the spacious 26ft bay-fronted living and dining room — the heart of the home — perfect for cosy evenings by the feature fireplace or entertaining friends with the doors open to the garden.

Toward the rear, a modern kitchen/breakfast room offers the perfect setting for relaxed mornings or lively family meals, while the adjoining garden room is a bright, flexible space ideal as a playroom, family snug, or creative studio. A convenient downstairs W.C. completes the ground floor.

Upstairs, three generous double bedrooms offer restful retreats, all serviced by a sleek, contemporary family bathroom. The top floor reveals a fourth bedroom with great eaves storage — perfect for guests, a home office, or a quiet hideaway.

Outside, enjoy a private rear garden made for summer barbecues or peaceful moments with a morning coffee. Off-street parking at the front adds everyday ease.

The need to view this property to fully appreciate the space it delivers cannot be overlooked as at a first glance you simply cannot appreciate all of its offerings. Once inside, the classic layout as well as the vast amount of natural light it enjoys will certainly make you think more than twice about securing this rarely available and well positioned home. Current planning permission is also granted (November 2024) to extend to the rear (side return) and is available to view on the planning portal.

The area abounds with plenty of Greenbelt countryside within walking distance, most closely is Alexandra Park which is just a short walk away. The open spaces of Epsom Downs are ideal for mountain biking, horse riding and dog walking, with further recreational pursuits including many great golf courses, and David Lloyd and Rainbow Leisure Centre are both in close proximity.

Tenure - Freehold
Council tax band - E

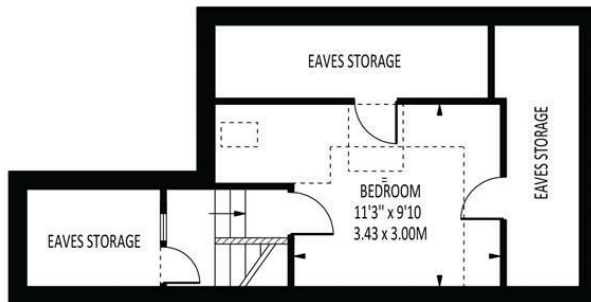




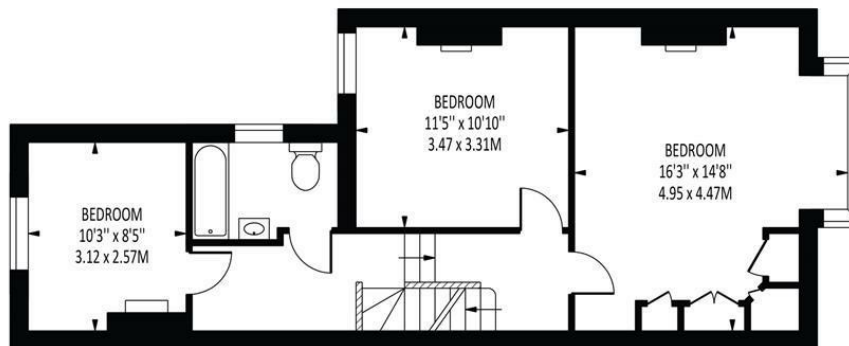
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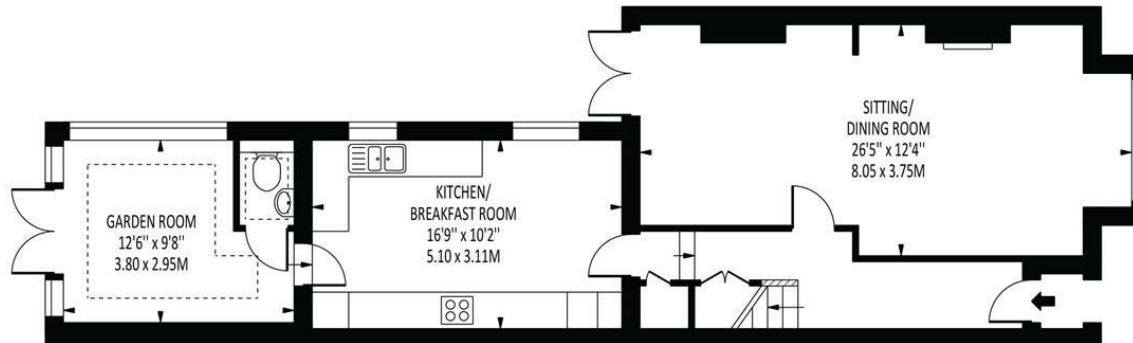
Total Area: 1635 SQ FT • 151.86 SQ M
(Including Eaves Storage & Restricted Height Area)
Eaves Storage & Restricted Height Area : 226 SQ FT • 21.03 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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 | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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