



Burgh Heath Road, Epsom

The **PERSONAL** Agent

# Guide Price £500,000

## Freehold

- Wonderful character home
- Two generous bedrooms
- Upstairs family bathroom
- Modern kitchen/dining room
- Cosy living room
- Private and secluded garden
- Backing on to a wooded copse
- Detached workshop with scope
- Easy walk to Town & Station
- Residents parking permit

Welcome to April Cottage, a charming character home located on Burgh Heath Road. This delightful semi-detached house enjoys a wealth of charm that seamlessly blends with homely design touches to provide a wonderful, warm feel throughout.

One of the highlights of this property is the secluded garden that backs onto a wooded copse, providing a tranquil and private outdoor space to enjoy. Imagine sipping your morning coffee surrounded by nature or hosting a summer barbecue in this peaceful setting, positions like this don't come around very often.

Conveniently situated within walking distance to the town, shops, and station, this home offers easy access to all amenities. So if you are looking for a characterful home with a touch of countryside charm, then April Cottage could be the perfect choice for you.

Heading in through the front door, the entrance hall sets the tone with a high ceiling and Velux window flooring the space



with natural light, there is also a pretty leaded light character window which provides a nod back to the heritage of this home.

The modern kitchen/dining room is the heart of this home with a stable door linking to the patio area, whilst the cosy living room is a flexible space and centred around a fireplace. On the first floor are two very nicely proportioned bedrooms and the addition of an upstairs bathroom, which on character cottages is a true rarity.

When you do return home at the end of a long working day, you feel as if you are stepping into your own oasis; with the private and secluded rear garden that backs a wooded copse, all making this fine home really stand out from the crowd.

There is a very private patio area which is great for BBQ's and relaxing and access to the main part of the garden which is laid to lawn with a useful brick-built workshop, although this could easily be converted, if the new owners wanted options for a work from home office or gym.

Further noteworthy points include, recently replaced roof, gas central heating, modern double glazing and part of the residents parking scheme with parking bays available on Burgh Heath Road.

Burgh Heath Road has long been a hugely sought after address. Located within the College Ward you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.8 of a mile away or an 18 minute walk.

Tenure - Freehold  
Council tax band - E





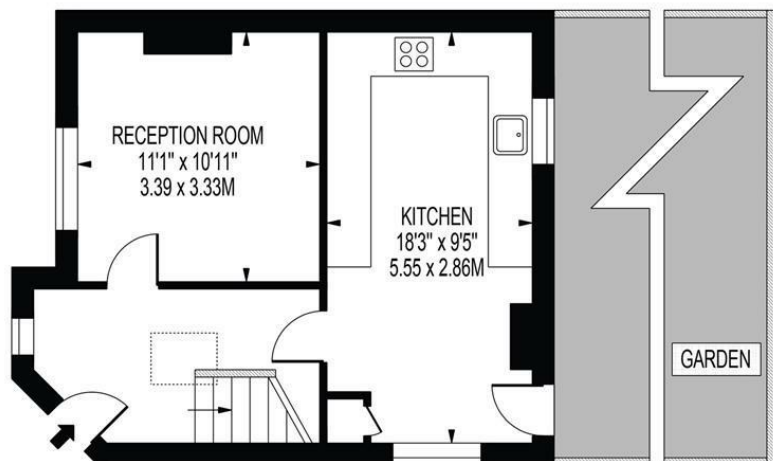
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Burgh Heath Road

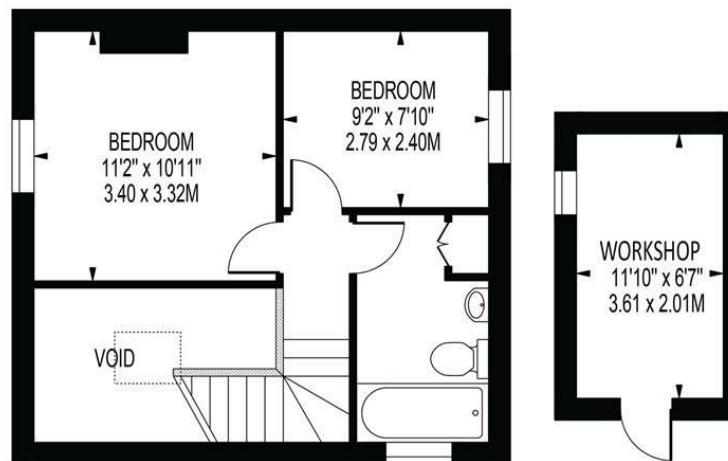
Total Area: 768 SQ FT • 71.37 SQ M

(Including Workshop & Excluding Void)

Workshop Area : 78 SQ FT • 7.26 SQ M



GROUND FLOOR



FIRST 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>65</b>
England & Wales		EU Directive 2002/91/EC

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Epsom, Surrey, KT18 7RG

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#### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS

020 8393 9411

#### BANSTEAD OFFICE

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Banstead, Surrey, SM7 2NS

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#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG

01737 814 900

#### LETTINGS & MANAGEMENT

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Epsom, Surrey KT19 8EW

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The  
**PERSONAL**  
Agent

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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.

