



Victoria Place, Epsom

The **PERSONAL** Agent



# Guide Price £500,000

## Freehold

- No Chain
- Attractive Victorian cottage
- Cul de sac location
- 1092 sq ft of space over three floors
- Three bedrooms
- Two reception rooms
- Rear courtyard
- Low maintenance front garden
- Off street parking
- Walk to Town & Station

Located within a popular residential cul-de-sac, this attractive three bedroom Victorian semi-detached house is within easy walking distance of Epsom town centre and the mainline railway station, and benefits further from a driveway with off street parking.

A particular feature is the well proportioned ground floor accommodation which provides the perfect layout for modern living, with defined reception areas that seamlessly flow in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

There is also the benefit of a beautiful South Westerly front garden and private courtyard to the rear, which enjoys the morning sun.

Viewing strongly advised to avoid disappointment. Sole agent.



As soon as you step through the front door the amazing feel of the property is immediately evident. The living room is a great size with bay window and feature fireplace and the dining area seamlessly links to the kitchen. The ground floor is completed by a downstairs bathroom.

On the first floor are two double bedrooms and the second floor has a further double. Whilst the property requires some updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

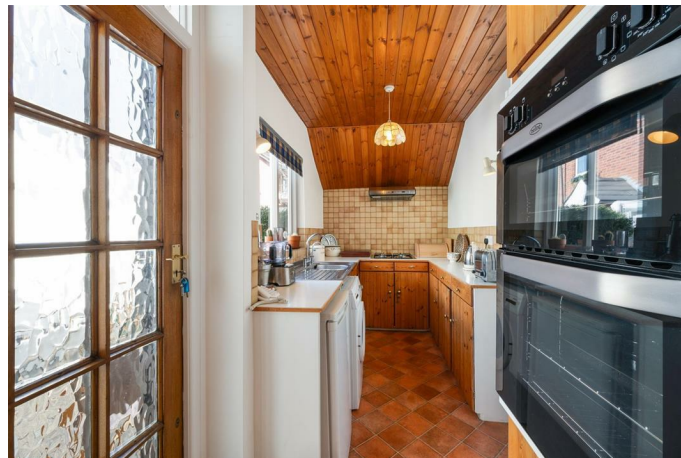
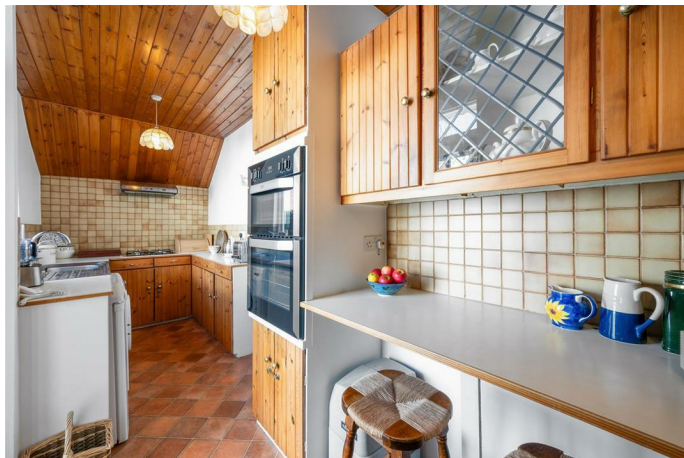
The property is set within a highly requested and rarely available residential area and enjoys an

excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold  
Council Tax band - D









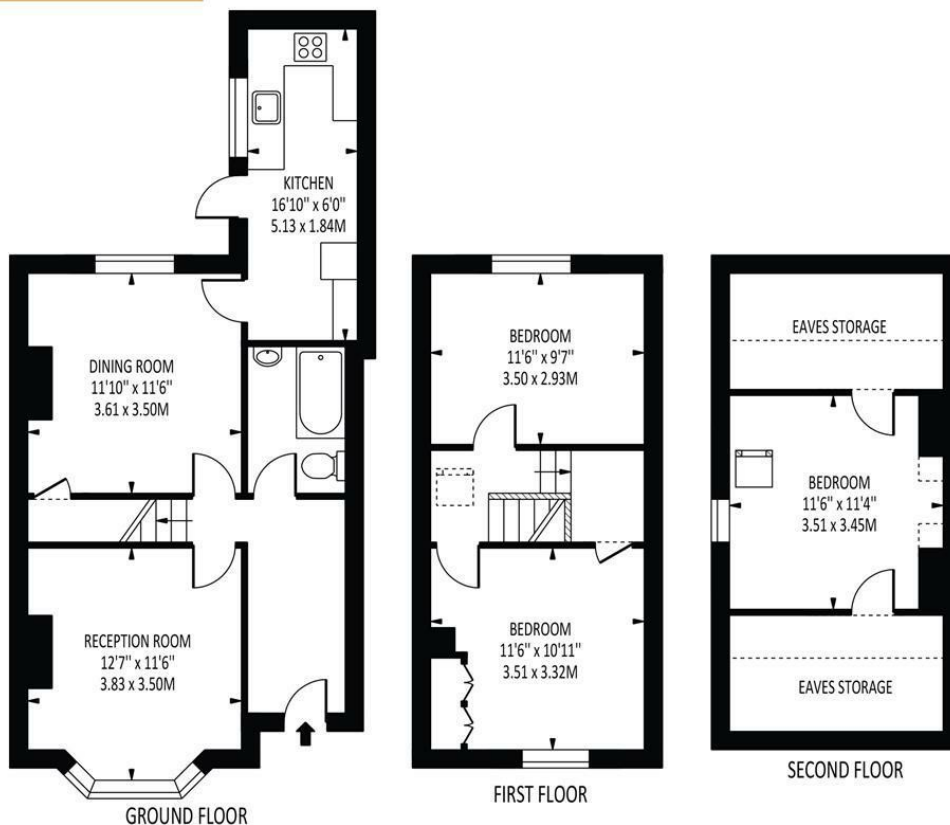


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Total Area: 1092 SQ FT • 101.41 SQ M  
(Including Eaves Storage & Restricted Height Area)  
Eaves Storage & Restricted Height Area : 156 SQ FT • 14.50 SQ M



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) <b>A</b>		<b>85</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>	<b>57</b>	<b>57</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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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.



