



Woodcote Road, Epsom

The **PERSONAL** Agent

# Guide Price £400,000

## Freehold

- No onward chain
- Character semi detached
- Grade 2 listed cottage
- Refurbished to high standard
- Two double bedrooms
- Living room with fireplace
- Spacious modern kitchen
- Contemporary shower room
- Courtyard garden
- Residents parking permit

A pretty Victorian grade 2 listed semi detached cottage offered to the market with no onward chain and in exceptional order having been the subject of a recent comprehensive refurbishment and located within a convenient and popular location on the periphery of the highly desirable Woodcote Estate.

As soon as you step through the front door the amazing feel of the property is immediately evident with many stand out features that need to be seen first hand to be fully appreciated.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned house benefits from an abundance of natural light, a wealth of character and charm all seamlessly blended with



stylish and contemporary design touches throughout.

Call us now to arrange your viewing of this fine character cottage.

The well balanced accommodation comprises of a cosy living room with cast iron open fireplace, contemporary and spacious kitchen with space for a small breakfast table, two well proportioned bedrooms that can both accommodate double beds and a spacious and stylish downstairs shower room suite to complete the layout.

Further features to note include residents parking permit available for parking on Chalk Lane, original sash windows and stripped wooden floorboards as well as a secluded and private rear cottage style courtyard that benefits from a garden store cupboard and a gate with access rights to the front of the property.

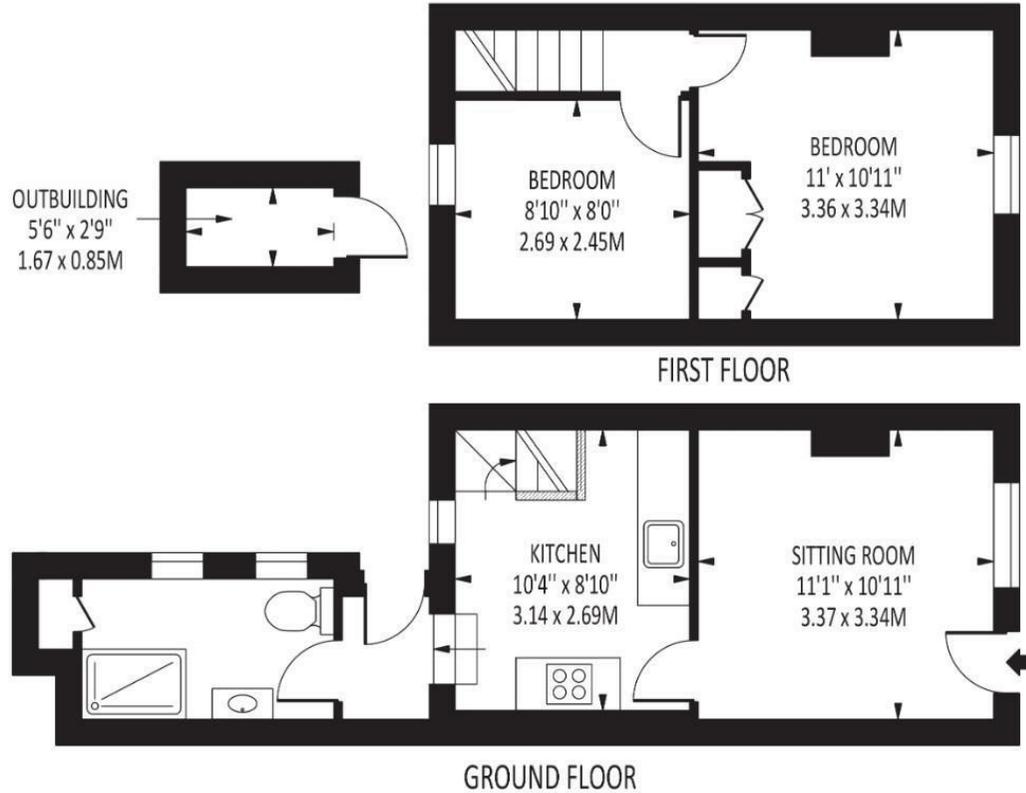
Located within a conservation area on the highly desirable Woodcote side of Epsom, the property is within walking distance of Epsom town centre, mainline railway station which can be reached in approximately 12 minutes and the beautiful open spaces of Epsom Downs which can be reached by a tranquil walk up Chalk Lane.

The town centre offers an excellent range of shopping facilities, restaurants, cinema and theatre and is approximately a ten minute walk from the property whilst the open space of Rosebery Park is just a very short walk away. Viewing is strongly advised.

Tenure: Freehold  
Council Tax Band: D







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>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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