



Stamford Green Road, Epsom

The **PERSONAL** Agent

Guide Price £525,000

Freehold

- Overlooks scenic Stamford Green
- Short walk to Epsom Common trails
- Victorian charm with further potential
- Bright & Spacious accomodation
- Modern kitchen & bathoom
- Two large double bedrooms
- Cottage style front & rear gardens
- Peaceful, nature rich location
- Close to Epsom station & town

Nestled in the heart of the Stamford Green conservation area, this charming mid-terraced Victorian home combines period character with a lifestyle rooted in nature and community. Perfectly positioned to overlook the picturesque green, it offers one of the most enviable settings in Epsom—ideal for morning walks, picnics with friends, or simply enjoying the peaceful surroundings from your front garden.

For those who value outdoor living, this property is a rare find. Step outside and you're immediately immersed in the green expanses of Epsom Common, offering countless walking and cycling trails right on your doorstep. Whether you're exploring the woods, walking the dog, or taking the family on weekend adventures, the location encourages a healthy, active lifestyle without sacrificing urban convenience.

Inside, the home presents a wonderful opportunity to personalise while preserving its original charm. The spacious reception and dining rooms are made for relaxed evenings or hosting friends



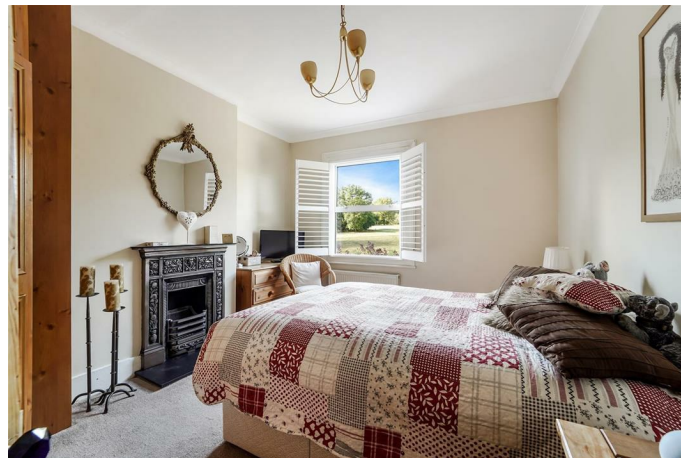
after a day spent outdoors. A modern kitchen and contemporary bathroom add practicality to the ground floor, while the fully enclosed entrance porch is perfect for muddy boots and wet coats after long woodland walks.

The first floor continues to impress with two double bedrooms, both offering space and comfort in equal measure. The front bedroom enjoys uninterrupted views over Stamford Green, waking up here feels more like a countryside retreat than a suburban setting. There's a sense of calm and serenity that runs throughout the home, enhanced by the natural beauty just beyond the windows.

Gardening enthusiasts and alfresco lovers will enjoy the pretty cottage style gardens to both the front and rear. The rear garden provides a peaceful, private space to enjoy sunny afternoons, grow your own vegetables, or spend time in the outdoor dining area perfect for summer evenings. The front garden adds curb appeal while framing the spectacular green outlook.

With Epsom Station less than a mile away, offering fast and frequent connections to London Waterloo, London Victoria, and London Bridge, this location is ideal for commuters who want to escape the city at the end of the day. Add to this the proximity to outstanding local schools, a thriving town centre, and a friendly village like atmosphere, and you have a home that balances practicality, lifestyle, and opportunity, all in one of Epsom's most sought after areas.

Tenure - Freehold
Council tax band - D



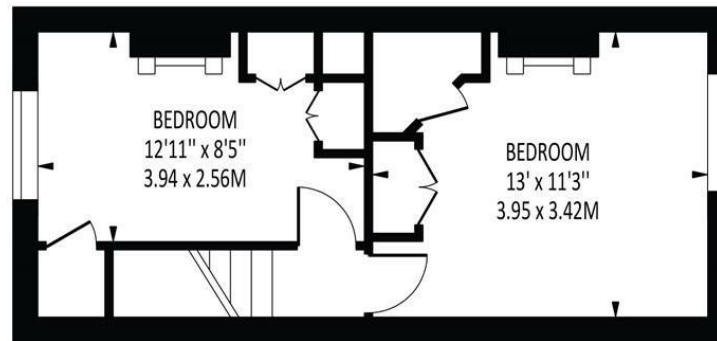


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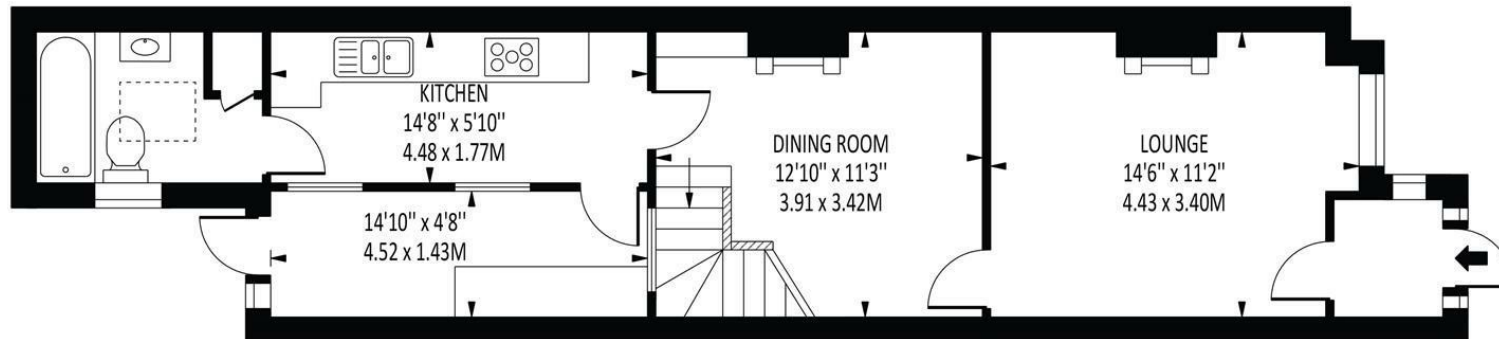


Stamford Green Road

Total Area: 836 SQ FT • 77.68 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
England & Wales		
	EU Directive 2002/91/EC	

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