



Providence Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £460,000 Freehold

- Victorian character home
- Walk to Town & Station
- Wonderful private rear garden
- Two double bedrooms
- Residents permit parking
- Large lounge/dining room
- Generous kitchen
- Modern downstairs bathroom
- Double glazed windows & plantation shutters
- Viewing strongly advised



Offered to the market in excellent order, this two double bedroom Victorian house is deceptively spacious and excellently located within this popular residential road with a pretty mix of colourfully painted character houses providing an almost seaside feel.

Having been the subject of multiple upgrades over the years, the property benefits from a fantastic kitchen which has been cleverly extended with French doors to the garden and a contemporary bathroom with a large Velux window to allow lots of natural light in.

The property 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.

The property is offered in very good order throughout with accommodation comprising wonderfully spacious open plan living/dining room that links to a modern kitchen that has French doors to the private garden. The ground floor is completed by a modern downstairs bathroom and on the first floor are two generously proportioned bedrooms. Further noteworthy points to mention include full double glazing with fitted plantation shutters.

The property offers a well balanced layout and would suit first time buyers, investors and downsizers alike as the excellent location can cater for all requirements.

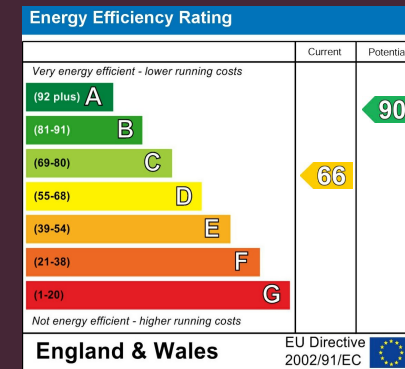
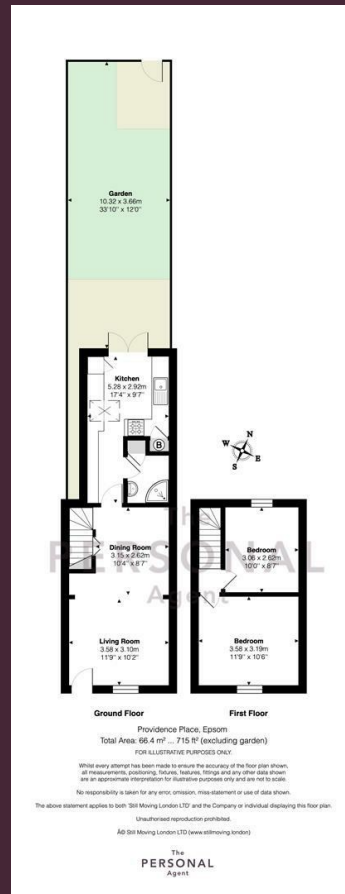
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - C







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