



Ladbroke Road, Epsom

The **PERSONAL** Agent



# Guide Price £850,000

## Freehold

- Stunning character semi-detached home
- 0.4 mile from railway station
- Bordering Rosebery Park
- 8 minute walk to High Street
- Three/four sizable bedrooms
- Two/three reception rooms
- Wonderful kitchen/diner
- Downstairs W.C & beautiful family bathroom
- Off street parking & landscaped rear garden
- Offered with no onward chain

Offered with no onward chain, this is an extremely rare opportunity to acquire a stunning Edwardian semi-detached home, located in a highly sought after no through road. The property offers a wealth of character and charm and has been sympathetically updated over the years to provide a modern and practical layout, whilst retaining many of the original features.

With the town centre and railway station within close walking distance, just a mere 0.4 of a mile away, and Rosebery Park less than 100 meters away, a more conveniently located character home within this price point would be hard to find.

Internal inspection is the absolute key to appreciating this gem of a character home and we are inviting our applicants to do so at their earliest opportunity.

As soon as you step through the front door the amazing feel of the property is immediately evident. The 21ft living room benefits from wonderful high ceilings, ornate coving and a large



bay window and the generous family room also enjoys those impressive high ceilings and the well equipped kitchen/breakfast room with central island links to a brilliant dining/garden room with doors to a secluded low maintenance rear garden providing the perfect space to relax in, but should you require any further outside space, the park can be found at the end of the road.

The downstairs W.C completes the particularly well balanced ground floor layout and then stairs provide access to the first floor with three well proportioned bedrooms, all of which are capable of comfortably accommodating double beds and served by a smart, four piece family bathroom. Further noteworthy points to mention include a secluded rear garden and a driveway with parking to the front.

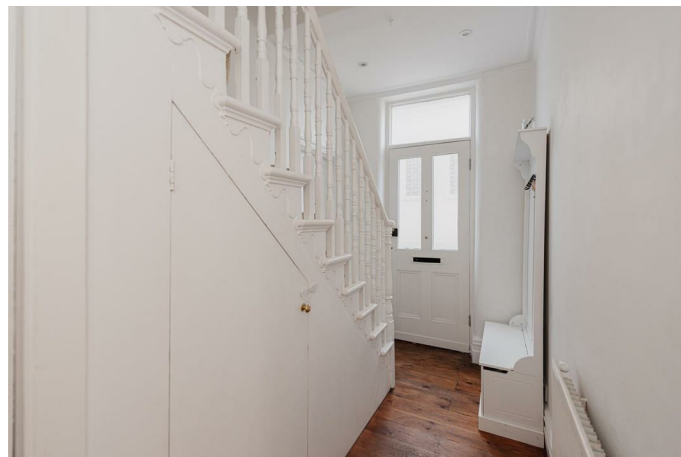
With the town centre just an 8 minute walk away and the railway station just 0.4 of a mile down the road, this road adjoins Rosebery Park which is less than 100 metres away, a more conveniently located character home would be incredibly hard

to find.

Ladbroke Road is a cul de sac that is located on the South of Epsom, just off Ashley Road in the very heart of Epsom with many excellent local schools including St Martins and St Christopher's on your doorstep.

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 - F



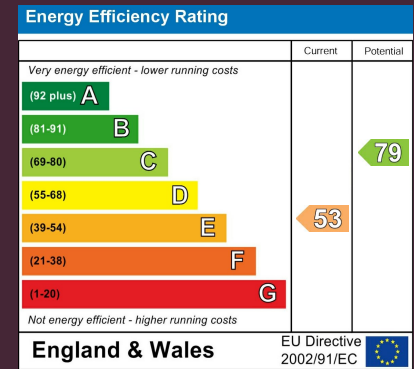
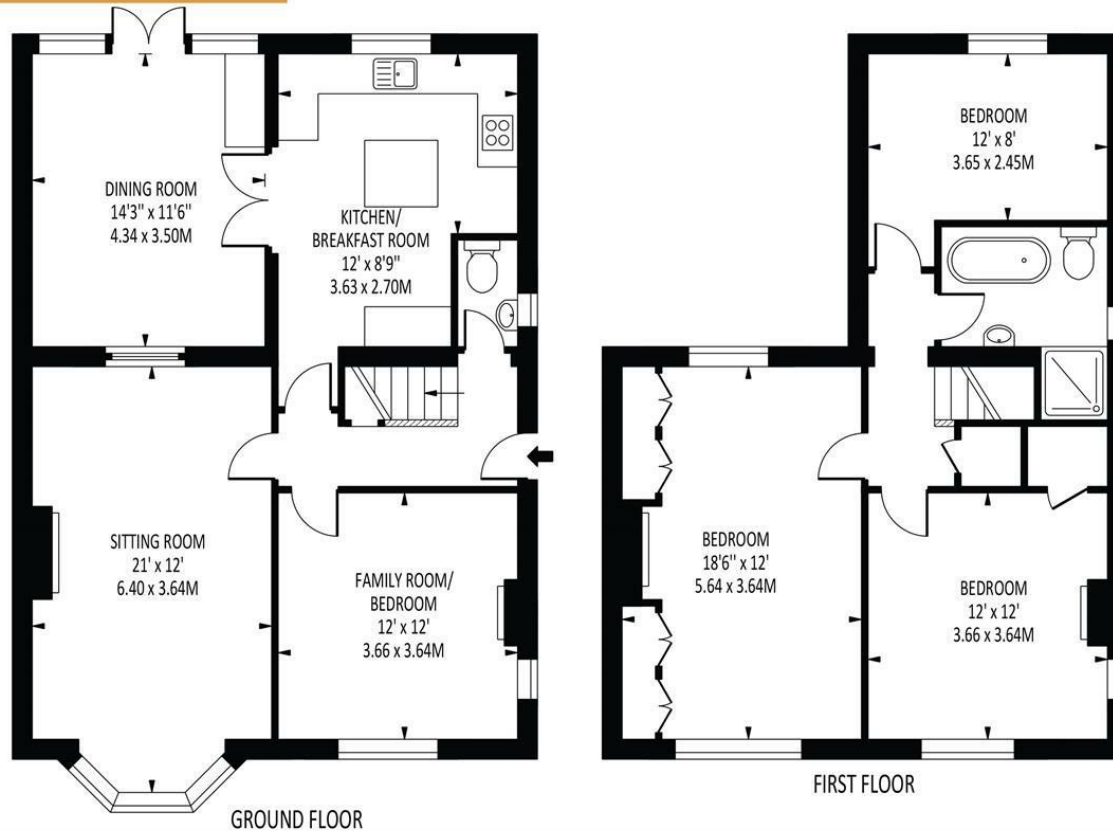




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Ladbroke Road  
Total Area: 1479 SQ FT • 137.40 SQ M



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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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