



Stamford Green Road, Epsom

The **PERSONAL** Agent



# Guide Price £475,000

## Freehold

- Heart of Stamford Green
- Conservation area
- Walk to town & station
- Two double bedrooms
- Spacious lounge
- Kitchen breakfast room
- Modern shower room
- Pretty cottage style garden
- Detached cabin with electrics
- Useful bonus loft room with Velux window

This wonderfully positioned mid terraced Victorian house is set within the heart of the Stamford Green conservation area and enjoys arguably one of the best positions with wonderful views over the green to the front. Offering genuinely spacious and well laid out accommodation, the property size itself mirrors the superb location.

The property is finished in a characterful style which blends wonderfully with the original period features and creates a great overall feel and ambience to this home. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

So if you are looking to downsize but not downgrade, a first time buyer or a purchaser that is looking for that rare blend of a truly rural feel mixed with ultimate convenience then we would



highly recommend arranging a viewing at your earliest convenience.

Internally the accommodation matches the surroundings being practical and charming with the potential for the right buyer to put their own stamp on it. The large reception room links to the kitchen/breakfast room and provides a wonderful environment that is a great entertaining space. The ground floor is completed by a contemporary shower room and a fully enclosed entrance porch perfect for drying off after a long walk in the woods nearby.

On the first floor there are two excellently proportioned double bedrooms with the front aspect room enjoying a spectacular outlook across the Common. Another bonus is a loft room which has a Velux window to allow light in, making it a useable space not only for storage but even a home office.

Outside there is a pretty cottage-style garden and a useful detached cabin with electrics.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses.

Convenience is never far away with Epsom town centre with its many leisure and retail facilities, and railway station just 12 minutes walk away. The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park with the David Lloyd leisure centre and manages to balance a rural feel with easy accessibility to the amenities of the town.

Tenure - Freehold  
Council tax band - D













This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1015335)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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