



Coronation Cottages, Victoria Place, Epsom

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- No ongoing chain
- Attractive Victorian cottage
- Cleverly & sympathetically extended
- Walk to town & station
- Three well proportioned bedrooms
- Two reception rooms
- Modern kitchen/breakfast room
- Bathroom & shower room
- Secluded rear courtyard garden
- Residents parking permit scheme

Offered to the market with no ongoing chain, this attractive and cleverly extended Victorian semi-detached house benefits from an abundance of natural light throughout and is just a short walk from the town centre and railway station which is approximately 0.5 miles away.

The well designed accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property itself is the perfect blank canvas for the new owners to come in and place their mark on, coupled with the generous space it provides on the ground floor that genuinely delivers that wow factor from an entertaining point of view, finding a more impressive and versatile home, within this price point, will be a very difficult task indeed.



As soon as you step through the front door the amazing feel of the property is immediately evident. The living room is a great size, the family/living area seamlessly links to the contemporary kitchen/breakfast room space which benefits from a part vaulted ceiling with Velux windows and a door to the garden, it truly is a fabulous entertaining space. A modern & stylish bathroom, and separate shower room, with utility and storage, complete the ground floor.

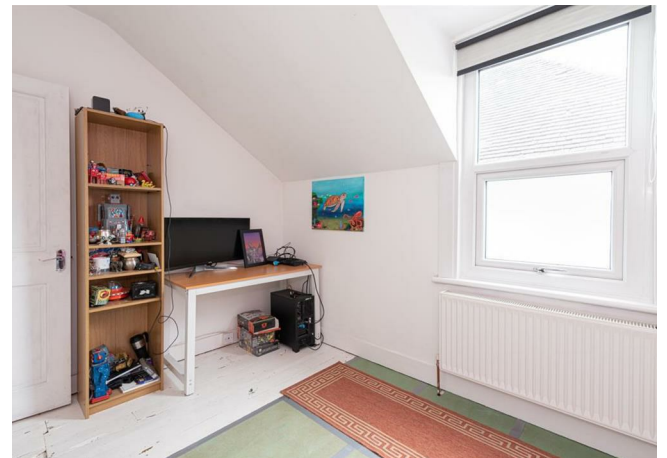
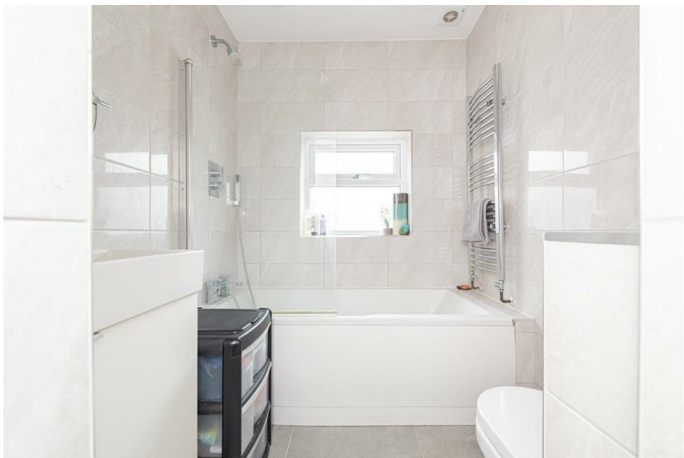
On the first floor are three well proportioned bedrooms. Further noteworthy points include a pretty courtyard rear garden with side garden and side access, updated windows, updated heating and wiring too.

The property is set within a highly requested and rarely available residential area and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer

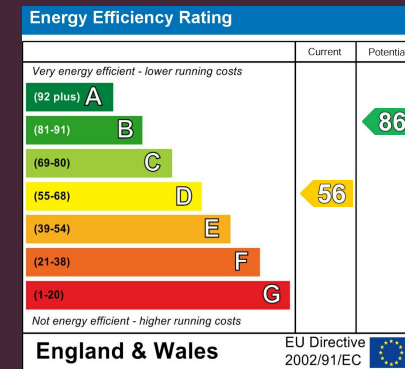
surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

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.

Tenure - Freehold
Council Tax band - C







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