



Albert Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £425,000 Freehold

- Heart of the sought after College Area
- No ongoing chain
- Extended Victorian end of terrace home
- Two generous double bedrooms
- Two reception rooms that link together
- Generous kitchen with doors to garden
- Downstairs bathroom with modern feel
- Gorgeous South/Westerly rear garden
- Residents on street permit parking
- Excellent school catchment & access to town

Offered with no ongoing chain and set within the heart of the College Area of Epsom in a highly desirable and much requested residential road, this extended Victorian end of terrace house provides flexible and bright accommodation alongside a gorgeous cottage style garden which enjoys a South/Westerly aspect.

We believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their own dream home. Whilst it is undeniable that the property may require some cosmetic updating in parts, the property should be viewed for what it currently is and what it could potentially be.

Located within the catchment of many fantastic local primary and secondary schools, and easy access of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and two public houses which are just a few hundred metres away.



As soon as you step through the front door, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

There are two defined reception rooms which flow together in a nice open-plan format and are currently being used as a living room and a dining room, although one of these could be subdivided and utilised as a snug, work from home office or even another bedroom if required.

There is also a great sized kitchen with double doors to the terrace which links to the dining room and creates an incredible entertaining space. From a practical sense, the ground floor is completed by a downstairs bathroom which forms part of the extension on this home and has a nice, updated feel to it.

Upstairs you find two exceptionally well proportioned double bedrooms, one of which has a wash basin and space to create a small ensuite if required and of course, there is access to a useful loft space too.

One of the key parts to this property is the beautiful cottage style rear garden which enjoys a great deal of privacy and benefits from a South/Westerly aspect. To the front there is on-street residents permit parking and due to this home being end of terrace, there is also side access with a gate leading to the rear garden.

Albert Road has long been a hugely sought after address. Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.7 of a mile away or a 13 minute walk.

Tenure - Freehold  
Council tax band - D

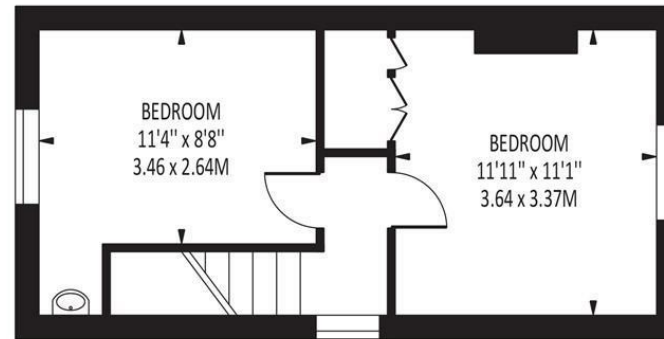




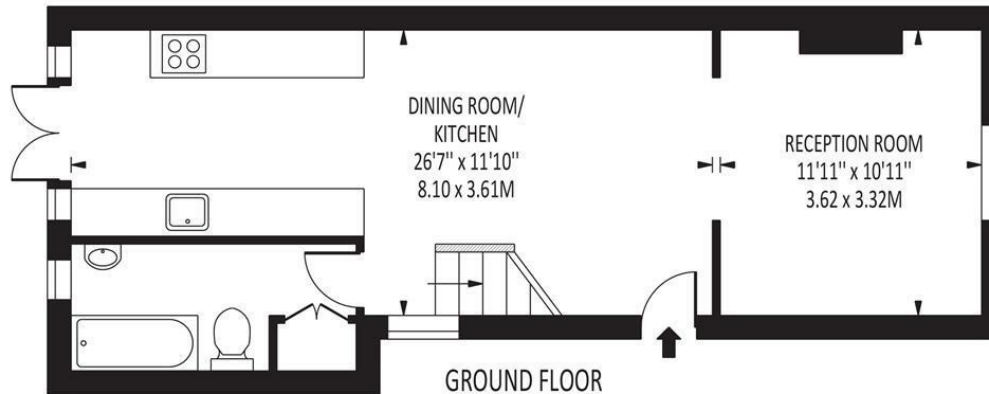
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Total Area: 775 SQ FT • 72.00 SQ M



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		

#### EPSOM OFFICE

2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
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Agent

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

