

Albert Road, Epsom

The PERSONAL Agent

Offers In Excess Of £475,000

Freehold

- Heart of the sought after College Area
- Two generous double bedrooms
- Stunning Victorian cottage
- Sympathetically refurbished throughout
- Tasteful decor & finished to a high standard
- Beautiful 80ft South/Westerly facing garden
- Modern kitchen linking to dining room
- Separate, cosy living room
- Updated modern shower room
- Easy walking distance of park, town & station



Tucked away in the heart of the College Area, this charming Victorian cottage dating back to around 1885 has been the subject of a stunning comprehensive refurbishment program over the years and benefits from a truly fantastic position.

This is undoubtedly one of the finest examples of a sympathetically modernised character home in this location and it exudes elegance and charm alongside style, character and practicality. Properties of this standard rarely come to the market and this one certainly warrants an internal inspection to truly appreciate the lifestyle and feel it provides.

Perfectly situated just a short walk from the Town Centre as well as the mainline station providing direct access to London whilst also being on the doorstep of Alexandra Park and its café, which is just around the corner and the Epsom Downs with its open spaces and excellent walking opportunities are just a short drive away.

The property has been updated with great attention to detail and respect for the original building making this a flowing and functional home full of hidden gems. There are many wow factors once you step inside, not least the beautiful dining area that links to the high quality kitchen with granite worktops, creating a wonderful first impression as well as being an amazing entertaining space.

The living room has a wonderful feel with a double glazed window and fitted plantation shutters, and the ground floor is completed by a smart, modern shower room which our clients recently updated. Upstairs, both bedrooms are great sizes, enjoying almost identical dimensions and access to a useful loft storage area.

When you do return home at the end of a long working day, you feel as if you are stepping into your own oasis; with the 80ft South/Westerly facing rear garden all making this fine home really stand out from the crowd.

There is a sunken and very private patio area which is great for BBQ's and relaxing and then steps up to the main part of the garden which is laid to lawn with a useful storage shed to the rear, although this area could easily house a detached garden cabin, if the new owners wanted options for a work from home office or gym.

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 0.5 of a mile away or a 11 minute walk.

Tenure - Freehold
Council tax band - D

















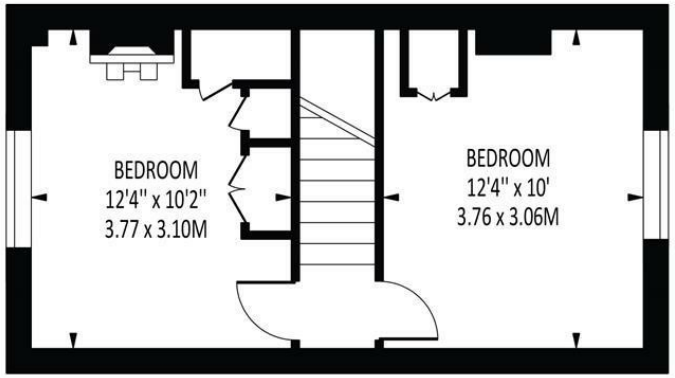


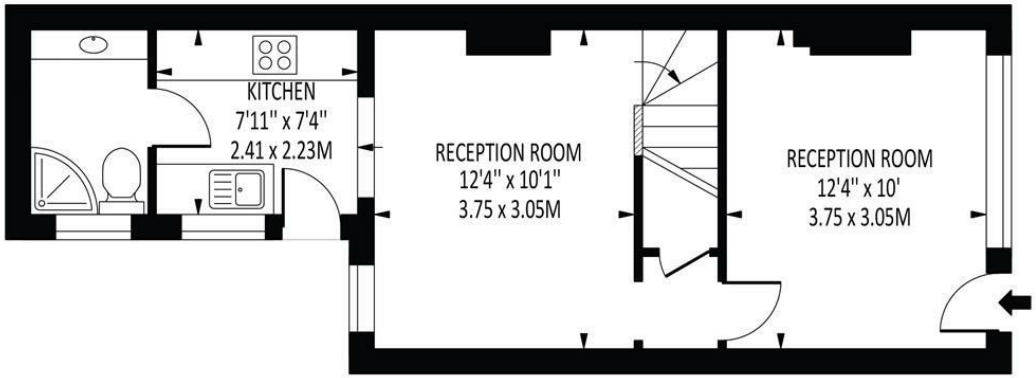


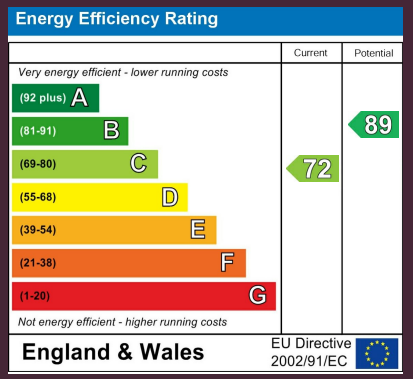
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Total Area: 695 SQ FT • 64.57 SQ M







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