



Heathcote Road, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Convenient Town Centre Location
- Two Generous Double Bedrooms
- Two Reception Rooms
- Detached Cabin/Workshop
- Genuine Character Feel
- Secluded South Facing Garden
- Moments from Town, Station & Shops
- En-suite W.C to Main Bedroom
- Hard Standing Parking Space
- Sought After Backwater In Conservation Area



Located in a highly sought after and rarely available residential area within a short walk of Epsom town centre and railway station, this delightful Victorian character cottage is offered to the market with no ongoing chain.

On the ground floor the property enjoys a cozy living room at the front, whilst there is a separate dining room and kitchen to the rear. Access to the garden is from the kitchen, and the downstairs is completed by a bathroom suite.

On the first floor there are two double bedrooms both with feature fireplaces. The master bedroom also enjoys a en-suite W.C. Externally there is a southerly facing rear garden with outside cabin/workshop and side access to the front.

As soon as you step through the front door you will appreciate the period features this property offers. it is immediately

evident, the accommodation provides the perfect layout for modern living with defined reception areas, that is perfect for entertaining, social occasions and most importantly, day to day life.

This property manages to perfectly balance the convenience of being within a stones throw of the town centre and the wonderful backwater feel that this conservation area is renowned for.

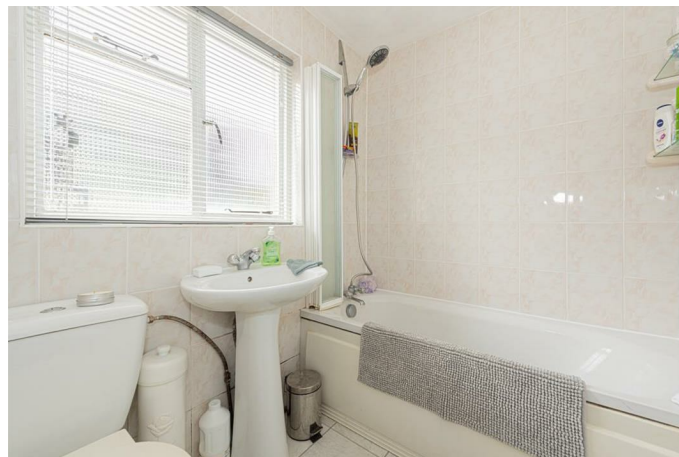
Heathcote Road is located just to the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away as are many excellent local schools including St Martins and St Christopher's.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a

wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Viewing is highly recommended to appreciate this charming and rarely available character home. Sole agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	44	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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