



The Parade, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- 0.3 miles from Epsom Station
- Conservation Area
- Tucked away position
- Beautifully presented
- 33ft landscaped front garden
- 140ft South facing rear garden
- Impressive lounge/dining room
- Separate study/ breakfast room
- Detached office/studio/gym
- Stylish upstairs bathroom

A fantastic opportunity to acquire this attractive semi detached character cottage, tucked away in a little known part of central Epsom, within easy walking distance to local shops, Epsom town centre and railway station.

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

With a wealth of character and charm which has been stylishly blended with modern touches throughout, this fine property has been lovingly cared for and is presented in good order.

Because of this we are recommending immediate inspection to avoid disappointment as character properties in this location within a Residents Parking Scheme are a rarity.

From the moment you step into the front door the quality of



finish and homely feel are immediately evident. The wood burning stove in the living area really sets the scene and is a great centre piece for the room and being open plan into the dining area with a door providing access directly to the garden, this large room is an ideal space for entertaining.

The contemporary kitchen is well equipped and links to another reception area that is currently utilised as a study but could also be a generous breakfast room with French doors to the garden. The spacious accommodation continues on the first floor with two generous double bedrooms and a contemporary bathroom suite.

The property is completed by a 33ft frontage which has been landscaped for low maintenance and one of the most stunning and unique town centre gardens that you could ever wish to see. The 140ft Southerly facing garden has undergone a meticulous refurbishment program over the years with attention to detail and exceptional finishes at every turn.

From the terrace to the garden kitchen, both of which are the perfect outdoor areas to socialise and entertain in. The garden also has elements of fun with the striking decked board-walk, which leads you to the ultimate flexible space at the end of the garden which is a large detached studio offering a multi-functional space with air-conditioning.

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.

Tenure- Freehold
Council Tax Band- D



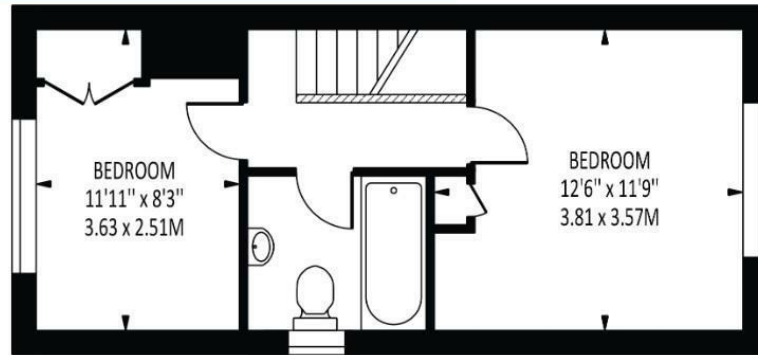


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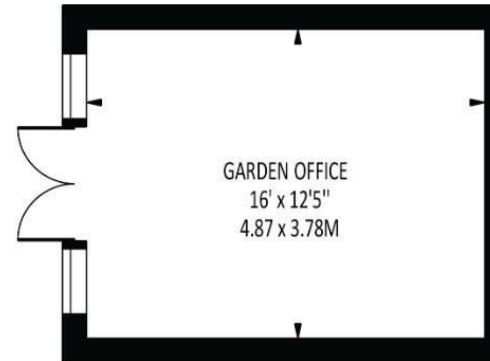


Ashley Cottages

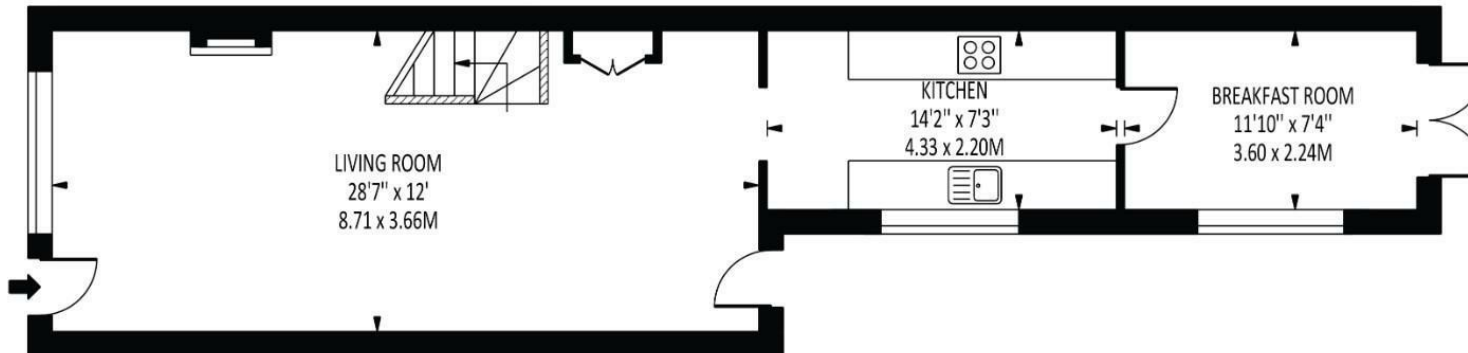
Total Area: 1085 SQ FT • 100.82 SQ M
(Including Garden Office)
Garden Office Area : 200 SQ FT • 18.62 SQ M



FIRST FLOOR



GARDEN OFFICE
16' x 12'5"
4.87 x 3.78M



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) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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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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.

