Portland Place, Epsom

The PERSONAL Agent

Guide Price £425,000

Freehold

- Vendor potentially suited
- Attractive Victorian cottage
- South/West facing courtyard
- Two double bedrooms
- En suite W.C to main bedroom
- Two nicely proportioned receptions
- Smart kitchen with door to garden
- White downstairs bathroom suite
- Great for commuting and town access
- Residents 'on street' permit parking scheme

The Personal Agent is delighted to present this beautifully proportioned and deceptively spacious Victorian terraced home, offering flexible and well balanced accommodation throughout.

Since purchasing the property through us in 2023, the current owners have tastefully redecorated throughout, creating a warm, stylish and welcoming home that is ready to move straight into. They have also recently updated the roof, providing prospective purchasers with added reassurance and peace of mind for years to come.

Ideally positioned within Portland Place, a small and highly regarded residential road, this attractive terrace of Victorian homes has always proven especially popular thanks to its character, convenience and sense of community. The property also enjoys easy access to the open green spaces of Alexandra Park, Epsom Downs and Epsom Common. Combined with its private, low-maintenance courtyard garden, this charming home represents the perfect blend of town-centre convenience and comfortable living.

The property falls within the catchment area for highly regarded local schools and is within easy walking distance of Epsom High Street and Epsom mainline station, making it ideal for commuters and families alike.

Presented in excellent order throughout, the accommodation includes a generous living room featuring a traditional working fireplace, leading through to a separate kitchen with direct access to the garden. Upstairs are two equally spacious double bedrooms, one benefiting from its own WC, while the contemporary family bathroom is conveniently located on the ground floor.

A further highlight is the additional front reception room, currently arranged as a formal dining room but equally suited for use as a home office or study.

Outside, the sunny south-westerly facing garden has been thoughtfully landscaped to create a stylish, low-maintenance space, perfect for relaxing or entertaining at the end of a busy day.

Offering a versatile layout, this attractive home is well suited to first-time buyers, young families, investors and downsizers seeking to reduce space without compromising on quality or location.

Situated on a popular residential road, the property is perfectly placed for access to the town centre and railway station, both just a short stroll away. Nearby amenities include the Rainbow Leisure Centre and gym, Sainsbury's, several popular public houses, excellent road links to the A24, A3 and A217, as well as regular local bus services.

Due to the anticipated high level of interest, early viewing is highly recommended to fully appreciate the excellent location, generous accommodation and superb finish throughout.

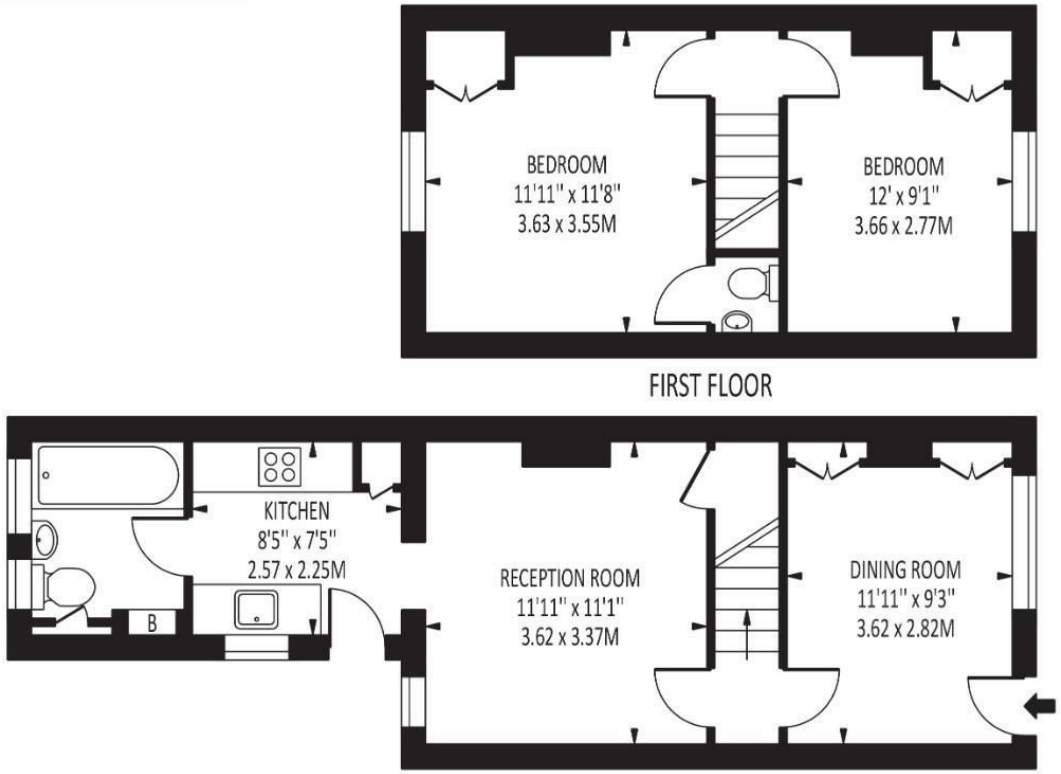
Tenure: Freehold
Council Tax Band: C

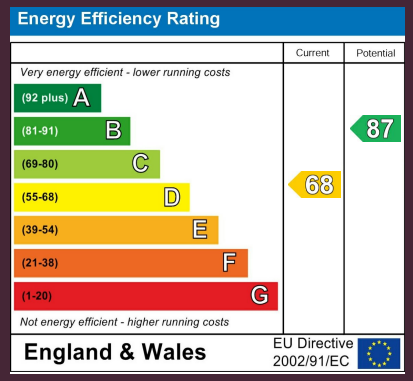
FLOWER MARKET

The PERSONAL Agent

Portland Place

Total Area: 686 SQ FT • 63.73 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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