


The Parade, Epsom

The PERSONAL Agent

# Guide Price £575,000

## 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 of local shops, Epsom town centre and the railway station.

The property perfectly balances the convenience of being just moments from the town centre with the wonderful village feel for which this conservation area is renowned.

Combining a wealth of character and charm with stylish modern touches, this delightful home has been lovingly cared for and is presented in good order throughout.

With character properties in this sought-after location, particularly those benefiting from a Residents' Parking Scheme, rarely becoming available, immediate viewing is highly recommended to avoid disappointment.

From the moment you step through the front door, the quality of finish and welcoming feel are immediately apparent. A wood-burning stove creates a wonderful focal point in the living area, which flows seamlessly into the dining space. With a door opening directly onto the garden, this generous open-plan room is perfectly suited to entertaining and relaxed everyday living.

The contemporary kitchen is well equipped and leads through to a further reception area, currently used as a study but equally suited to a breakfast room or additional living space. French doors provide direct access to the garden, creating a natural connection between indoors and out.

Upstairs, the spacious accommodation continues with two generous double bedrooms and a stylish contemporary bathroom suite, providing comfortable and well-balanced living space.

The property is complemented by an impressive 33ft frontage, landscaped for low maintenance, and one of the most stunning and unique town-centre gardens you could wish to see. Extending to approximately 140ft and enjoying a southerly aspect, the garden has undergone a meticulous transformation over the years, with exceptional attention to detail and quality finishes throughout.

From the beautiful terrace to the dedicated garden kitchen, there are superb spaces for socialising and entertaining. A striking decked boardwalk adds a fun and distinctive touch, leading to the ultimate flexible space at the end of the garden: a large detached studio offering a versatile additional room with air conditioning, ideal as a home office, gym, studio or entertaining space.

Epsom is a popular commuter town, located south west of London, offering an excellent choice of state and independent schools for all age groups. Epsom Downs, home of The Derby, is also close by, while the M25 at Junction 9 is a short drive away, providing convenient access to both Heathrow and Gatwick airports.

Tenure- Freehold
Council Tax Band- D








PROCHAINEMENT
CHAT
NOIR








MAKE IT HAPPEN

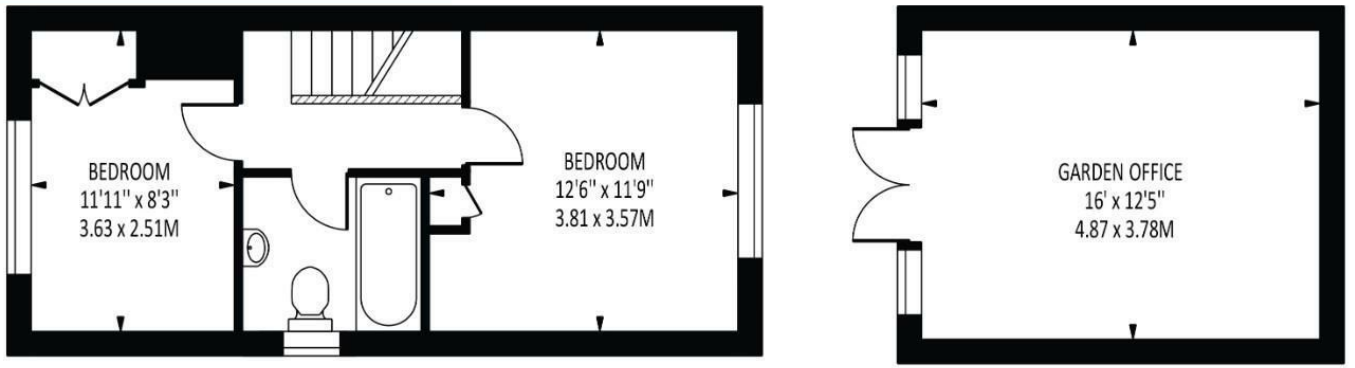




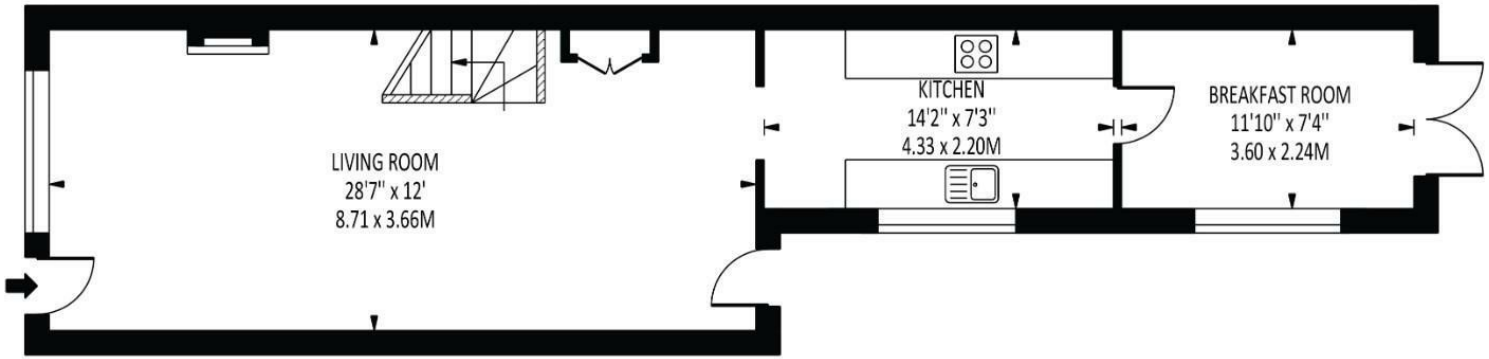
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# Ashley Cottages

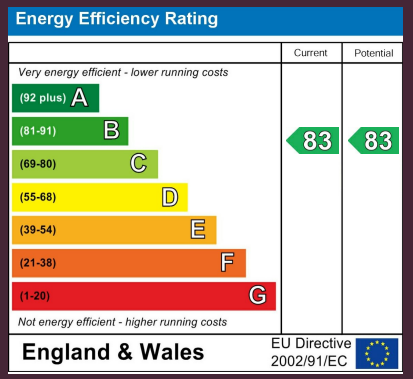
Total Area: 1085 SQ FT • 100.82 SQ M
(Including Garden Office)
Garden Office Area : 200 SQ FT • 18.62 SQ M




FIRST FLOOR




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 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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