



Burgh Heath Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £720,000 Freehold

- Victorian semi detached home
- Four bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Downstairs cloakroom
- Utility room
- Spacious family bathroom
- Cleverly extended & modernised
- Westerly facing rear garden
- Driveway with parking to the rear

The Personal Agent are proud to present this cleverly extended Victorian semi detached home that is located just a short walk from open fields. This attractive character home has been the subject of a complete refurbishment program by the current owners and is in exceptional order throughout.

Being one of the best examples of a modernised period home that we've seen in some time, as soon as you step through the recently replaced front door, the wonderful atmosphere of the property is immediately evident.

Burgh Heath Road is a popular residential road that links Epsom town centre and the green spaces of Epsom Downs, with easy access to open fields by the nearby footpaths and bridle path just down the road, making it the perfect balance between town and country living. From a practical sense, the local convenience store which is less than 100 metres away if you are running low on daily essentials.



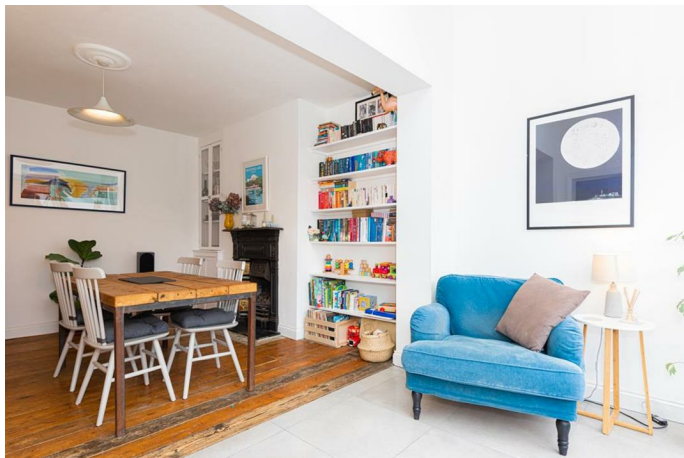
The entrance hall of the property is welcoming and creates a great first impression providing access to the bay fronted living room, which has a character fireplace and original wooden floorboards. The kitchen/breakfast room is absolutely stunning with quality fitments and appliances including access to a practical utility room. It really is the heart of the home and a brilliant entertaining space with direct access to the dining/family room, which in turn opens to the westerly facing rear garden.

On the first floor is the master bedroom with built in wardrobes, generous guest bedroom, nursery/bedroom four which could also be utilised as a home office and the generous family bathroom. From the first floor stairs lead up to a further well proportioned double bedroom with nice elevated views of the surrounding neighbourhood. To the front is a landscaped front garden and to the rear of the main garden there is a driveway with off street parking that is accessed from Treadwell Road, via double gates.

As previously stated, the property has been the subject to a comprehensive refurbishment and extension program which included side and rear additions to create more space and recently replaced roof. The property is also fully double glazed and gas centrally heated with upgraded radiators throughout.

The property is close to the open spaces of Epsom Downs, which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 20 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes) not to forget the excellent school catchment that this homes benefits from.

Tenure - Freehold
Council tax band - E







Burgh Heath Road, Epsom
Total Area: 126.1 m² ... 1357 ft² (excluding eaves storage, garden, parking space)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	52	
(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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