



Albert Road, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Heart of the sought after College Area
- No onward chain
- Victorian terrace home
- Two generous double bedrooms
- Two reception rooms
- Newly installed kitchen with integrated appliances
- Downstairs bathroom with modern feel
- Gorgeous South/Westerly rear garden
- Newly installed double glazed windows
- Residents on street permit parking

Offered with no onward chain and set within the heart of the College Area of Epsom in a highly desirable and much requested residential road, Victorian terraced house provides flexible and bright accommodation alongside a gorgeous cottage style garden which enjoys a South/Westerly aspect.

We believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their own dream home. Whilst it is undeniable that some of the property may require some cosmetic updating in parts, the property benefits from a newly installed kitchen and double glazed windows which reduces a large cost of the refurbishment.

Located within the catchment of many fantastic local primary and secondary schools, and easy access of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and two public houses which are just a few hundred metres away.



As soon as you step through the front door, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light.

There are two defined reception rooms which flow together and are currently being used as a living room and a dining room. There is also a newly installed kitchen with all the integrated appliances you'd expect in a modern home which links to the dining room. From a practical sense, the ground floor is completed by a downstairs bathroom with walk in shower.

Upstairs you find two exceptionally well proportioned double bedrooms and there is access to a useful loft space too.

One of the key parts to this property is the beautiful cottage style rear garden which enjoys a great deal of privacy and benefits from a South/Westerly aspect. To the front there is on street residents permit parking.

Albert Road has long been a hugely sought after address.

Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.7 of a mile away or a 13 minute walk.

Tenure - Freehold
Council Tax Band- D



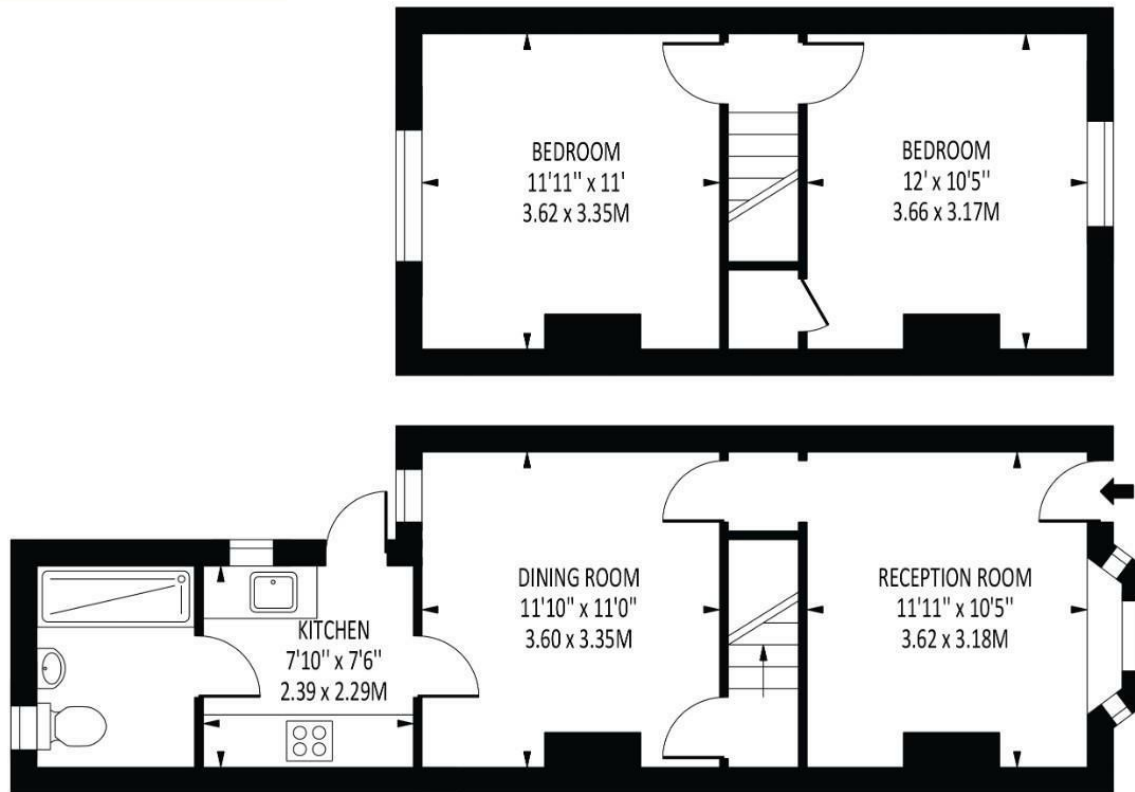


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Total Area: 704 SQ FT • 65.44 SQ M



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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC

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