Woodcote Road, Epsom

The PERSONAL Agent

Offers In Excess Of £365,000
Freehold

- No onward chain
- Character semi detached
- Grade 2 listed cottage
- Refurbished to high standard
- Two double bedrooms
- Living room with fireplace
- Spacious modern kitchen
- Contemporary shower room
- Courtyard garden
- Residents parking permit

A pretty Victorian grade 2 listed semi detached cottage offered to the market with no onward chain and in exceptional order having been the subject of a recent comprehensive refurbishment and located within a convenient and popular location on the periphery of the highly desirable Woodcote Estate.

As soon as you step through the front door the amazing feel of the property is immediately evident with many stand out features that need to be seen first hand to be fully appreciated.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned house benefits from an abundance of natural light, a wealth of character and charm all seamlessly blended with stylish and contemporary design touches throughout.

Call us now to arrange your viewing of this fine character cottage.

The well balanced accommodation comprises of a cosy living room with cast iron open fireplace, contemporary and spacious kitchen with space for a small breakfast table, two well proportioned bedrooms that can both accommodate double beds and a spacious and stylish downstairs shower room suite to complete the layout.

Further features to note include residents parking permit available for parking on Chalk Lane, original sash windows and stripped wooden floorboards as well as a secluded and private rear cottage style courtyard that benefits from a garden store cupboard and a gate with access rights to the front of the property.

Located within a conservation area on the highly desirable Woodcote side of Epsom, the property is within walking distance of Epsom town centre, mainline railway station which can be reached in approximately 12 minutes and the beautiful open spaces of Epsom Downs which can be reached by a tranquil walk up Chalk Lane.

The town centre offers an excellent range of shopping facilities, restaurants, cinema and theatre and is approximately a ten minute walk from the property whilst the open space of Rosebery Park is just a very short walk away. Viewing is strongly advised.

Tenure: Freehold
Council Tax Band: D

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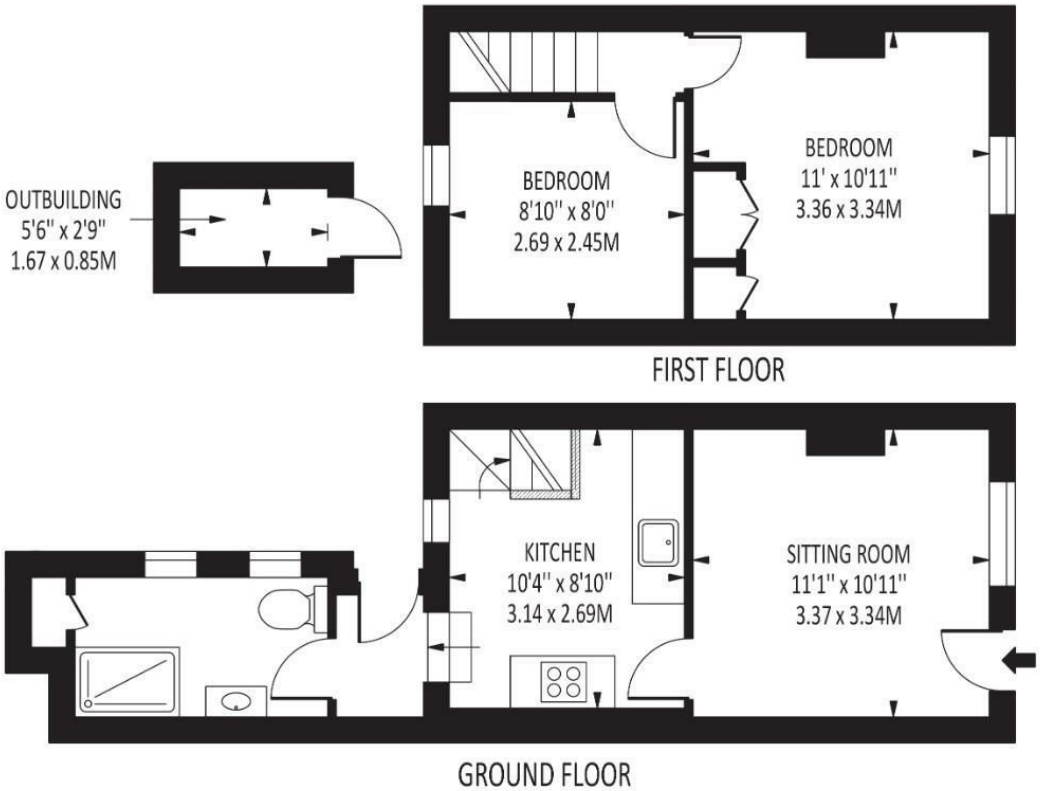
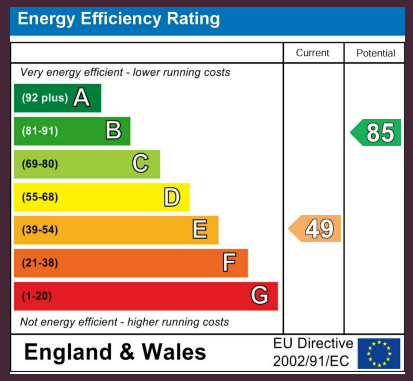
Total Area: 534 SQ FT • 49.61 SQ M
(Including Outbuilding)
Outbuilding Area : 15 SQ FT • 1.42 SQ M





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