



Pikes Hill, Epsom

The PERSONAL Agent

Guide Price £500,000

Freehold

- Heart of the College Area
- Two double bedroom Victorian home
- Contemporary & stylish design touches
- Stylish kitchen with integrated appliances
- Two reception rooms
- Utility space
- Modern downstairs bathroom
- South/Westerly facing garden
- Parking space to front
- Great school catchment

Set within the very heart of the highly desirable College Area, The Personal Agent are proud to present this attractive Victorian cottage that is deceptively spacious and excellently positioned with contemporary and stylish touches throughout. Being just a short walk from the town centre and railway station, which is approximately 0.5 miles away, this home really enjoys the best of both worlds.

The property has been beautifully taken care of by its current owner and is presented to a fantastic standard throughout. Benefitting from bright and light accommodation laid out over two floors whilst seamlessly blending character features with practical modern day living, this home is a must see for anyone not wanting to compromise on the best level of finish and position.

Pikes Hill is a very well regarded road being located within the College Area of Epsom yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria. The property would suit a diverse selection of buyers, so whether you are a first time buyer, investor, making a downsize move or considering school catchment areas, we recommend viewing this fine home.

As soon as you step through the front door the amazing feel of the property is immediately evident, the front living room is centred around a fireplace



and is currently being used as a bedroom. The kitchen is truly stylish with integrated appliances and heaps of storage and it seamlessly links to the dining room. The ground floor is completed by a practical utility space beyond the kitchen leading to a white bathroom suite. On the first floor there are two incredibly well proportioned double bedrooms with built in cupboards and storage.

The South/Westerly facing rear garden not only enjoys one of the most desirable and requested aspects but also benefits from a great deal of seclusion too. The patio area is the perfect private space to sit and relax with a lawned area and garden shed. This fine character home further benefits from a parking space to the front.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

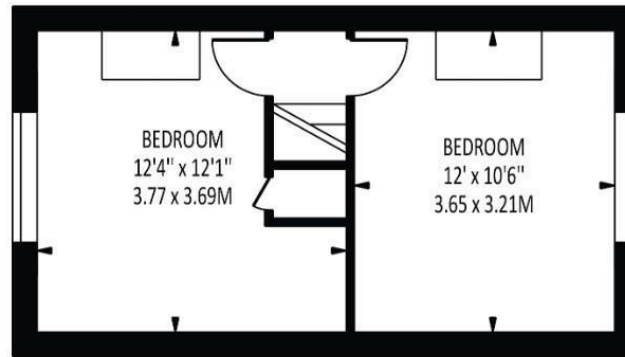
On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Dowsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

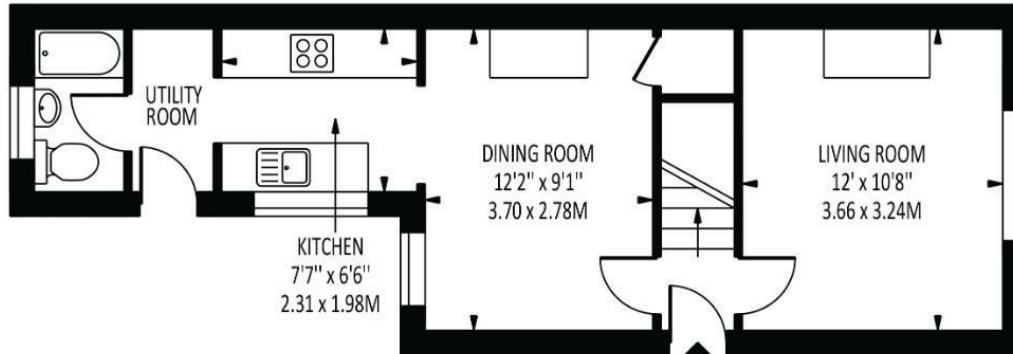
Tenure- Freehold
Council tax band- D







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 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (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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