



Woodlands Road, Epsom

The PERSONAL Agent

Guide Price £585,000

Freehold

- Attractive end of terrace character home
- Three generous double bedrooms
- 22ft living/family room
- 16ft kitchen/breakfast room
- 15ft dining/garden room
- Upstairs family bathroom
- Practical utility room
- 50ft rear garden with side access
- Wonderful leafy outlook to the front
- Surround by Epsom & Ashted Common

Located on the periphery of Epsom Common is this attractive, character home, benefits from a truly wonderful position that fronts directly onto Epsom and Ashted Common.

Our clients have loved every moment here, noting the seamless blend of character with practical touches that the property enjoys along with the particularly well balanced extended accommodation on both the ground and first floors. Step out your front door and you are surrounded by hundreds of acres of woodland and the picturesque Stamford Green nature reserve with its popular green, public house and duck pond.

This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station. The well designed accommodation provides the perfect layout for modern family living with a spacious rear reception area that links to the kitchen and makes an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life.



As soon as you step through the front door the amazing feel of the property and its stunning presentation are both immediately evident.

The wonderful entrance hall is a welcoming space with access to the 22ft living/family room that is centred around an open fireplace and a bright open plan feel linking to the central kitchen. The fitted kitchen/breakfast room is a good size and really is the heart of this home with folding doors linking to the stunning dining/garden room with direct access outside and from a practical sense there is a utility room too.

On the first floor are three incredibly well proportioned double bedrooms with an amazing outlook to the front. Further noteworthy points to mention include a modern upstairs bathroom, 50ft rear garden and access to hundred's of acres of ancient woodland and bridle paths at the end of the road.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which

offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Immediate viewing is strongly advised. Sole agent.

Tenure: Freehold
Council Tax: E





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Woodlands Road
Total Area: 1166 SQ FT • 108.28 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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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