



Albert Road, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Heart of the popular College Area
- Tucked away in a peaceful cul de sac
- Stylish & charming character cottage
- Two genuine double bedrooms
- Stylish kitchen/diner updated in 2024
- Cosy separate living room/snug
- Detached garden office added in 2025
- Secluded garden backing onto allotments
- Communal residents parking to the front
- Walk to Epsom town centre and station

Tucked away within a small and peaceful close just off Albert Road, in the heart of Epsom's ever popular College Area, this charming character home offers a wonderful combination of modern practicality and a surprisingly flexible layout. Extended and improved over the years, the property enjoys two genuine double bedrooms, excellent ground floor living space and a secluded rear garden that backs directly onto the College Area allotments.

Our clients have continued to enhance the property during their ownership, most notably with the installation of a stylish new kitchen and flooring in 2024, followed by the addition of a detached garden office in 2025. The result is a warm and welcoming home that is ready to enjoy, while retaining all the character and individuality that makes homes in this part of Epsom so sought after.

Stepping inside, the accommodation immediately feels well balanced. To the front is a cosy living room/snug, providing a comfortable space in which to relax, while the impressive kitchen/dining room forms the real heart of the home. Contemporary in style and generous enough for both everyday living and entertaining, it is complemented by a useful utility area and a modern ground floor bathroom.

Upstairs, the first floor provides two genuine double bedrooms both with fitted



wardrobes, making the property equally appealing to couples, young families, downsizers or those looking for additional space to work from home.

Outside, the property continues to impress. The secluded rear garden enjoys an attractive outlook, backing directly onto the neighbouring allotments and providing a pleasant sense of openness and privacy that is particularly unusual for such a central location. A sunken patio immediately to the rear of the house creates an ideal space for outside dining and entertaining, with steps leading up to the main lawn.

At the end of the garden is a detached home office, added in 2025, which further enhances the flexibility of the property. Whether used as a dedicated workspace, studio, hobby room or occasional retreat, it provides valuable additional space away from the main house.

To the front of the property is a communal residents' parking area, available on a first come, first served basis. The close itself has a relaxed and tucked away feel, despite being just meters from Albert Road and within easy reach of everything that makes the College Area such a desirable place to live.

The location is particularly convenient, with Epsom town centre and mainline railway station within easy walking distance, providing direct services into

London. Alexandra Park and its popular café are also close by, while Epsom Downs offers hundreds of acres of open countryside and excellent walking opportunities just a short distance away.

Epsom provides an excellent range of shops, restaurants and everyday amenities alongside highly regarded schools in both the state and private sectors. Combining a peaceful tucked away setting with excellent access to the town centre, station and green spaces, this is a charming and highly versatile home that warrants closer inspection.

Tenure: Freehold
Council Tax Band: D



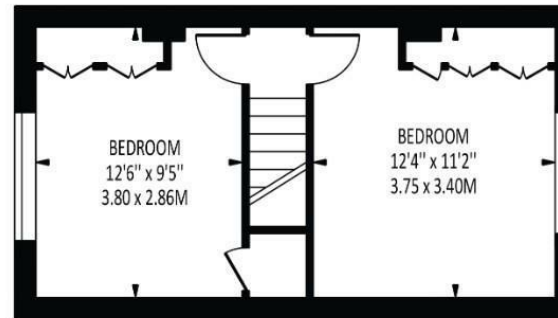


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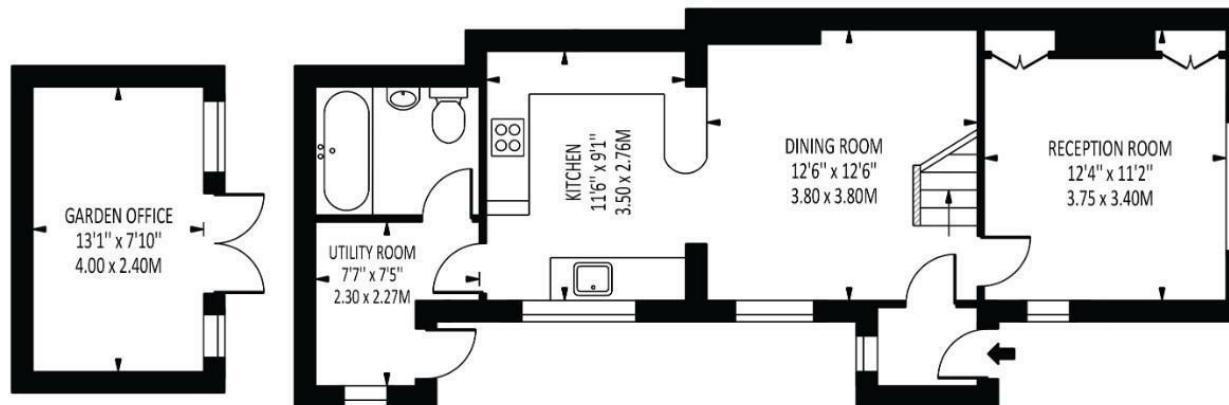


Albert Road

Total Area: 928 SQ FT • 86.17 SQ M
(Including Garden Office)
Garden Office Area : 103 SQ FT • 9.60 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	81
England & Wales		
EU Directive 2002/91/EC		

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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

Station Approach Road
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LETTINGS & MANAGEMENT

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