



Church Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £425,000 Freehold

- Semi-detached character cottage
- Central College Area location
- Short walk to town & station
- Private driveway & parking
- Impressive kitchen/dining room
- Generous living room
- Modern downstairs bathroom
- South/Westerly aspect courtyard garden
- Two double bedrooms
- Immaculately presented



Set within the heart of the College Area, The Personal Agent are proud to present this immaculately presented Victorian semi-detached cottage. Having been cleverly extended over the years, the property provides flexible and spacious accommodation that works perfectly for entertaining and day to day life.

Set in a central, and highly convenient location the property benefits from easy access to the open green spaces of nearby Alexandra Park, Epsom Downs or Epsom Common. In addition, the property enjoys excellent transport links, and a driveway with off street parking, proving this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its private low maintenance courtyard, it really must be considered as a perfect town centre home. The property is also within the catchment of some well-regarded local schools, the High Street is within easy walking distance and Epsom mainline station boasts regular services to London Victoria, Waterloo and London Bridge.

Viewing strongly advised by vendors sole agent. Call to view!

The property is offered in very good order throughout and benefits from a generous living room, a 19ft kitchen/dining room which is not only the heart of the home but also a fantastic entertaining space with a side door leading to the garden, two equally well-proportioned double bedrooms and a modern white downstairs bathroom.

A further benefit to note includes the useful and practical gated side access that the property has. In addition, the property has fully double glazed windows, gas central heating and loft storage space.

The garden is South/Westerly facing and has been landscaped to provide the perfect low maintenance area to relax in, at the end of a busy day.

The property offers a well-balanced layout and would suit first time buyers, young families, investors or downsizers who wish to downsize but not downgrade alike, as the excellent location and flexible accommodation can cater for all requirements.

Situated within the ever popular Church Road, and enjoying an excellent position, this superb home is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the

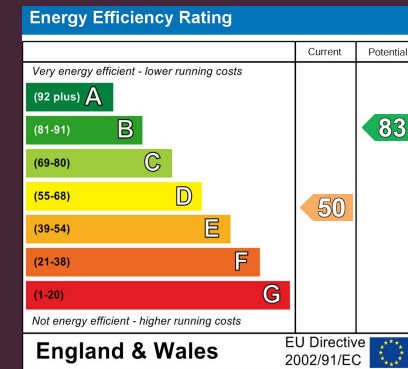
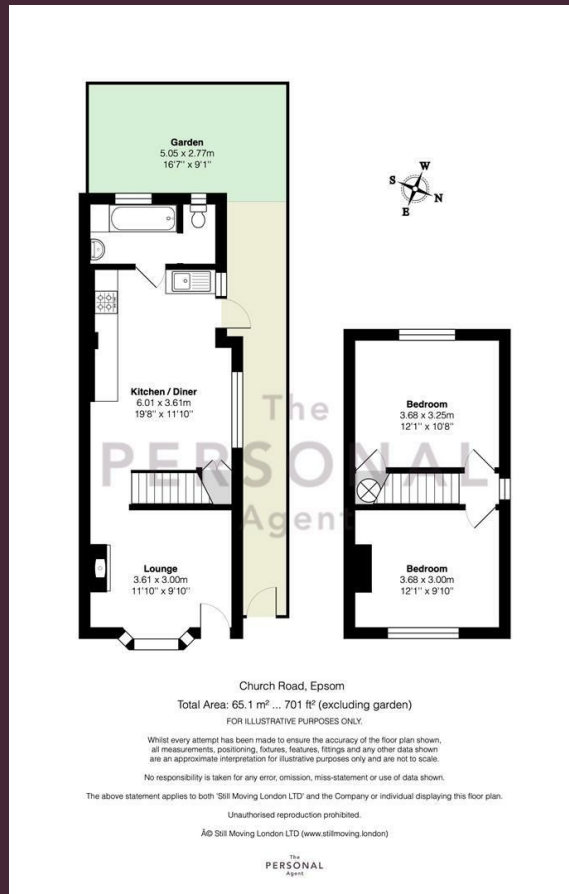
closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position, generous accommodation, and in particular the level of finish which is second to none. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold  
Council tax band - D







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