



Leith Road, Epsom



£435,000

Freehold

- Attractive Victorian cottage
- Walk to town & station
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen
- Spacious upstairs bathroom
- 65ft South/East facing rear garden
- Allocated residents parking
- Presented in excellent order
- Genuine character mixed with stylish touches

Located within a popular residential area, this attractive two double bedroom Victorian cottage is offered to the market in very good order throughout and offers well balanced accommodation.

The property enjoys an excellent position within the road and a 65ft South/Easterly facing garden that has been professionally landscaped to provide a wonderful entertaining and seating area. The property 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.

The property benefits from many features including sash windows, cast iron fireplaces and stripped wooden floorboards, all of which have been seamlessly blended with stylish design touches that create a wonderful town centre Victorian home.



From the moment that you step through the front door the wonderful feel is immediately apparent. The living room benefits from original stripped wooden floorboards and a feature fireplace, the dining room links to the kitchen area thus providing a wonderful entertaining space and creating a balanced and practical layout with access to the garden. On the first floor there are two spacious double bedrooms, a generous landing space with built in cupboard and a spacious bathroom.

The garden, which benefits from the most requested South/Easterly aspect has the addition of rear gated access to a garden shed and bike store. A tasteful finish complements the well appointed rooms and inspection is strongly advised.

The property is set within a highly requested and rarely available residential area, and enjoys an excellent position. It 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 and accommodation. Call today to arrange your viewing and avoid disappointment.

Freehold







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		
England & Wales	EU Directive 2002/91/EC 	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personal agent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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