



College Road, Epsom

The PERSONAL Agent

# Guide Price £675,000

## Freehold

- College Area location / Conservation Area
- Victorian semi-detached
- Three reception areas
- Three bedrooms
- Upstairs bathroom
- Driveway with parking for two cars
- 118ft garden & detached studio
- Stunning character features
- Planning permission approved to extend
- Walk to town & station



Set within the very heart of the highly sought after College Area of Epsom, a designated Conservation Area, Victorian properties with this amount of character and charm are a rarity and early viewing is strongly advised to fully appreciate the position and feel of this fine home.

The property is presented to a very good standard throughout and benefits from bright and light accommodation laid out over two floors. The property offers the fantastic opportunity to place your own stamp to create a wonderful family home in one of the areas most favoured locations with planning permission that has been granted to extend the side return and in place of the conservatory (single storey).

College Road is highly regarded and located within the very heart of the College Area, 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 we recommend viewing this fine home.

With high ceilings, original coving, fireplaces and large windows, the property really benefits from a wealth of character and charm. The ground floor offers a spacious living room with bay window, dining room that links to a cottage style kitchen, that opens up into a conservatory/garden room which provides the perfect space for entertaining or just a nice spot to relax and look out over the gardens.

On the first floor the well balanced accommodation continues with the master bedroom that enjoys an abundance of natural light through the sash windows, guest bedroom, study/bedroom three and a spacious upstairs bathroom. Further noteworthy points include the driveway with parking for two cars which is a rarity in the College area, detached garden studio/office and the 118ft rear garden.

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.

Viewing is strongly advised by vendors' sole agent.

Tenure - Freehold  
Council tax band - D





Approximate Gross Internal Area = 94.0 sq m / 1012 sq ft  
 Office / Summer House = 7.8 sq m / 84 sq ft  
 Total = 101.8 sq m / 1096 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID947523)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

