



Church Road, Epsom

The **PERSONAL** Agent

Guide Price £640,000

Freehold

- No onward chain
- Elegant 1904 Edwardian home
- Prime College Area location
- Three double bedrooms
- Large upstairs bathroom
- Lounge with Bay Window & Fireplace
- Spacious dining room
- Private and secluded garden
- Utility room & downstairs W.C
- Extension potential (STPP)

Set in the very heart of the highly sought after College Area, this elegant Edwardian residence dates back to 1904 and exudes timeless charm. With no onward chain, the property presents an exceptional opportunity for a discerning buyer to create their dream home in one of Epsom's most desirable neighbourhoods. While the house would benefit from some decorative updates, its generous proportions and retained period features offer a wonderful canvas for personalisation and improvement.

This deceptively spacious home spans three floors and combines characterful living with the potential for modern touches. Period elements such as original sash windows and feature fireplaces are beautifully integrated throughout, preserving the historic essence of the property. These charming details, paired with the abundance of natural light that floods each room, make this home truly special.

Church Road enjoys an enviable location in the very centre of the College Area, a tranquil residential enclave renowned for its



tree lined streets, strong community feel, and architectural heritage. Despite its peaceful setting, the property is just a short stroll (approximately 0.5 miles) from Epsom town centre and mainline railway station, offering fast and frequent services to London Bridge, Waterloo, and Victoria. It's the ideal location for professionals, families, or anyone seeking the balance of connectivity and calm.

The ground floor offers a welcoming entrance hall, a bright and elegant lounge with bay window and fireplace, a separate dining room ideal for entertaining, and a well fitted kitchen with adjoining utility room and cloakroom. This thoughtful layout is perfect for modern living while still retaining the charm and proportions typical of Edwardian homes.

Upstairs, the accommodation continues to impress, with two generously sized double bedrooms, a large central landing, and a contemporary family bathroom. The top floor features a spacious double bedroom, making it a versatile space for guests,

a home office, or a private principal suite.

Outside, the rear garden offers a secluded retreat with a high degree of privacy, ideal for relaxation or entertaining. A detached shed provides additional storage, and there is scope to extend the property further to the rear, subject to the usual planning permissions. In summary, this is a rare opportunity to secure a characterful home in one of Epsom's most prized locations, with both charm and potential in abundance.

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 and an excellent choice of local schools. Epsom Station offers a fast, regular service in to London Waterloo, Victoria and London Bridge.

Freehold
Council Tax Band: D

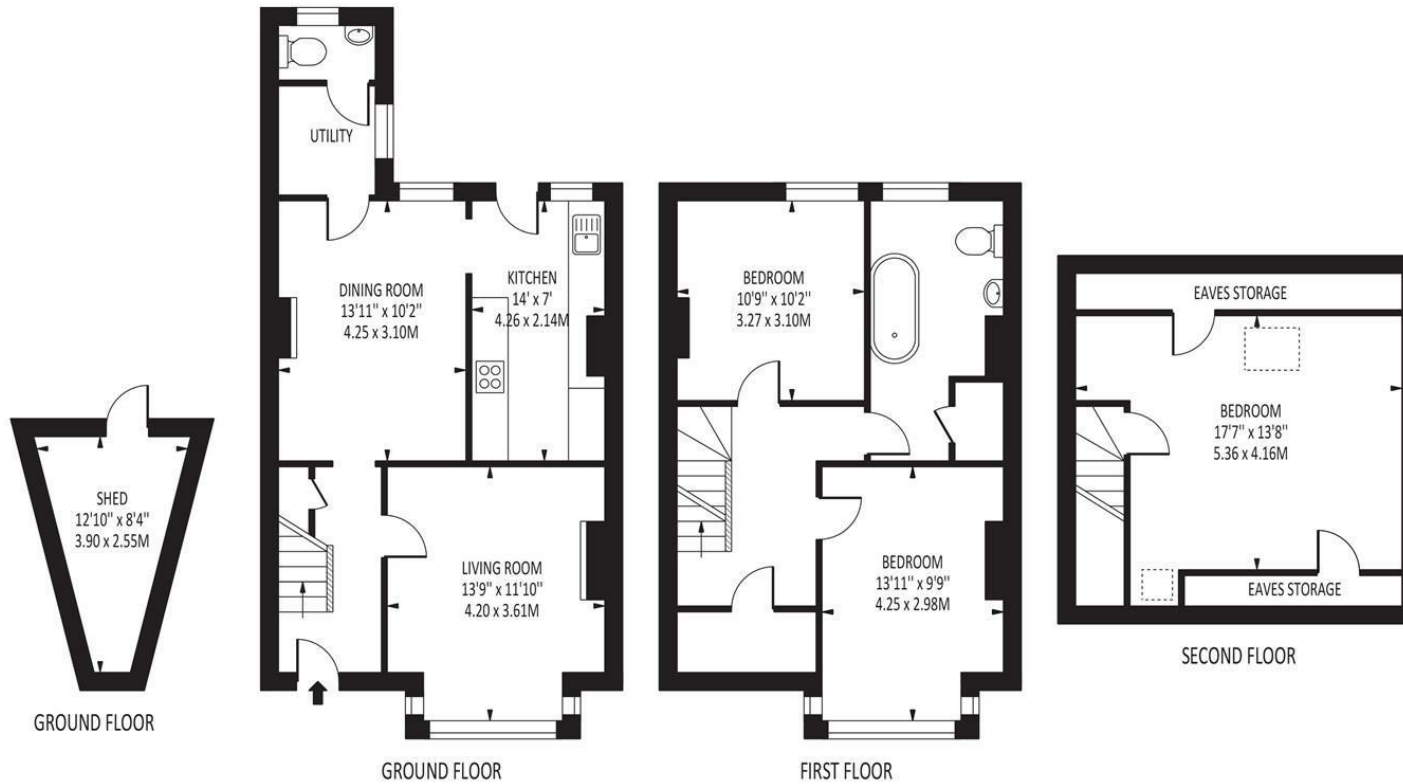




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Total Area: 1383 SQ FT • 128.50 SQ M
(Including Eaves Storage & Shed)
Eaves Storage Area : 54 SQ FT • 5.04 SQ M
Shed Area : 65 SQ FT • 6.24 SQ M



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		
	57	83
England & Wales		
EU Directive 2002/91/EC		

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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.

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