



Upper High Street, Epsom

The **PERSONAL** Agent

# Guide Price £430,000

## Freehold

- Fully refurbished modern terraced home
- Two double bedrooms and bright interiors
- Modern kitchen/breakfast room
- 19ft living/dining room
- Modern upstairs bathroom suite
- Landscaped private rear garden
- Garage in block to the rear
- Further allocated parking bay
- Approximately a 9 minute walk to station
- 0.2 miles of Epsom High Street & shops

A fantastic opportunity to acquire this beautifully refurbished two double bedroom terraced home, ideally positioned within a highly practical location just a short walk from Epsom town centre and its mainline railway station.

Originally purchased through us approximately six years ago, the property has since undergone a comprehensive refurbishment programme, transforming it into a bright, modern and stylish home that is ready to move straight into.

Significant improvements include full re-wiring, a new boiler, a new kitchen, a new bathroom, replacement flooring throughout, full re-plastering and a range of tasteful cosmetic upgrades, all combining to create a fresh and contemporary finish.

The result is a home that now offers well-balanced accommodation with a light and welcoming feel throughout. The ground floor provides a spacious lounge/diner, complemented by a well-appointed kitchen/breakfast room with



direct access to the rear garden, making it ideal for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms alongside a modern bathroom suite, completing the internal accommodation.

Externally, the property benefits from a private, level and low-maintenance rear garden with artificial lawn and rear access, as well as a garage in a nearby block, adding valuable storage and practicality and an allocated parking bay.

Its location is one of the property's key strengths, being within approximately 0.2 miles of Epsom High Street and around a 9-minute walk to the station, making it perfect for commuters and buyers seeking a practical life.

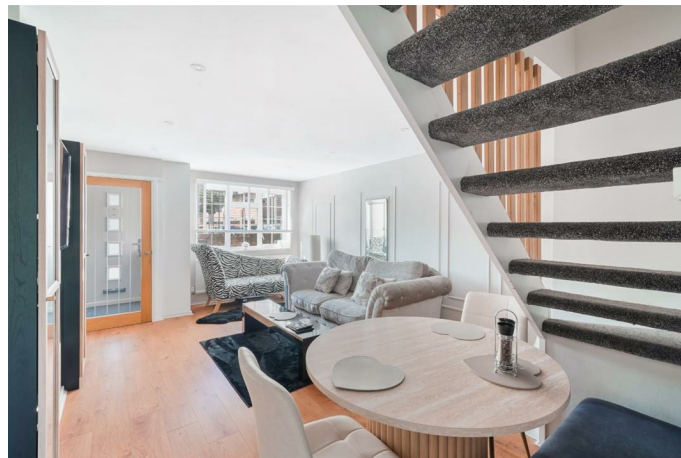
The town centre offers an excellent selection of shops, cafés, restaurants and leisure facilities including the Ashley Centre, Epsom Playhouse, Rainbow Leisure Centre and David Lloyd.

Excellent transport links provide direct access into London, while the M25 (Junction 9) is a short drive away, offering easy access to Heathrow and Gatwick airports.

Epsom is a highly regarded commuter town with a strong mix of state and independent schools, as well as nearby green open spaces including Epsom Downs, home of The Derby.

Offered to the market with the potential of no ongoing chain, this superb home is ideal for first-time buyers, investors or those looking to downsize without compromising on location or convenience.

Tenure- Freehold  
Council tax band - D

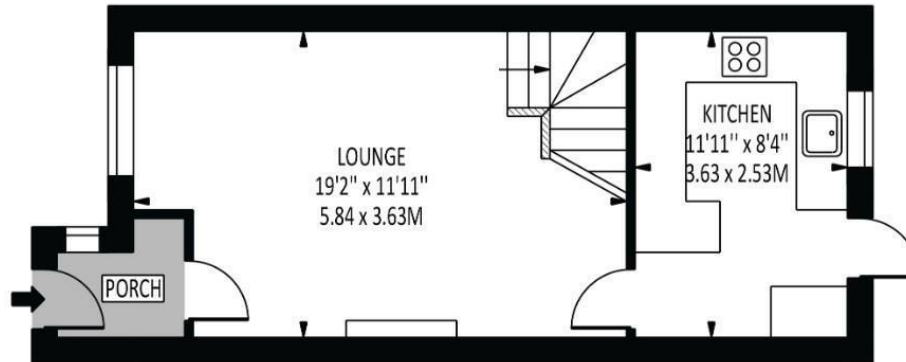
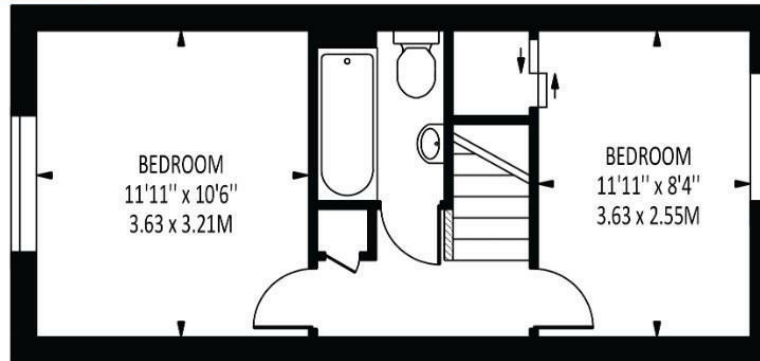




The **PERSONAL** Agent



Upper High Street  
Total Area: 661 SQ FT • 61.38 SQ M



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) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>71</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

#### EPSOM OFFICE

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

#### STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

#### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

