



Church Road, Epsom

The **PERSONAL** Agent

£600,000

Freehold

- Heart of the College Area
- Pretty Victorian semi-detached home
- Two generous bedrooms
- Two reception rooms
- Extended vaulted kitchen
- Generous first floor bathroom
- Beautifully presented throughout
- East facing landscaped garden
- Walk to Town & Station
- Residents permit parking

Set within the very heart of the highly desirable College Area, this incredibly handsome Victorian home, is deceptively spacious inside and excellently positioned, being just a short walk from the town centre and railway station which is little over half a mile away.

Updated and improved, the property retains much of its original charm and is presented to a fantastic standard throughout, benefitting from bright and light accommodation laid out over two floors. This is a rare opportunity to secure and enjoy a wonderful property in one of the areas most favoured locations as the layout and feel of this home is truly unrivalled in this price point.

Church Road has excellent access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also close to transport links with Epsom providing a commuter service to London Bridge, Waterloo, and Victoria. Therefore, whether you are a first-time buyer, moving for school catchment, an investor or making a downsize move, we highly recommend viewing this fine period home.



As soon as you step over the threshold, the quality of finish is immediately evident. The ground floor enjoys a cleverly reconfigured layout that seamlessly link together whilst maintaining their separate defined areas.

There is the bay fronted living room with plantation shutters, Victorian style radiator and stunning character fireplace. The dining room and extended kitchen provides a brilliant entertaining space with the added benefit of a vaulted ceiling with veluxes, central island and stylish design touches like the exposed brickwork and bifold doors that open to the private rear garden, which is also a huge selling point and has been landscaped to create a fantastic outdoor oasis.

The ground floor is completed by a downstairs cloakroom with the impressive accommodation continuing on the first floor with two excellently proportioned bedrooms and a spacious upstairs four piece bathroom.

Further noteworthy points to mention include sash windows, residents permit parking and further scope to extend (subject to the usual planning consents).

Church Road is a highly requested location, especially this part of the street. The town centre and railway station are both approximately 0.5 Miles away, and take around 12 minutes to walk to.

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. 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 highly recommended. Sole agent.

Tenure - Freehold
Council tax band - D

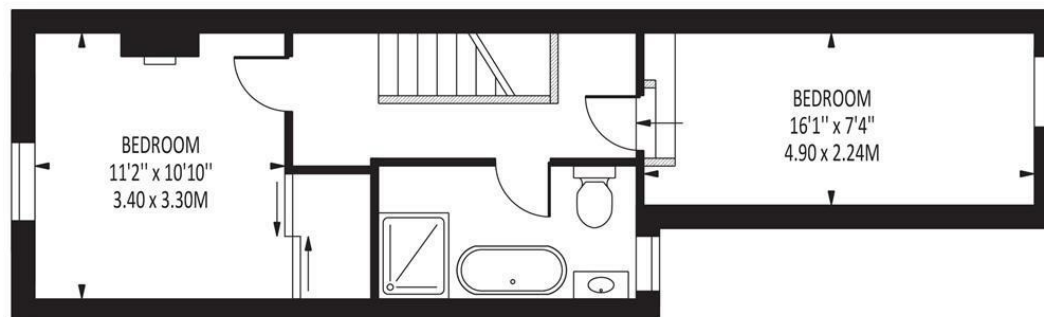




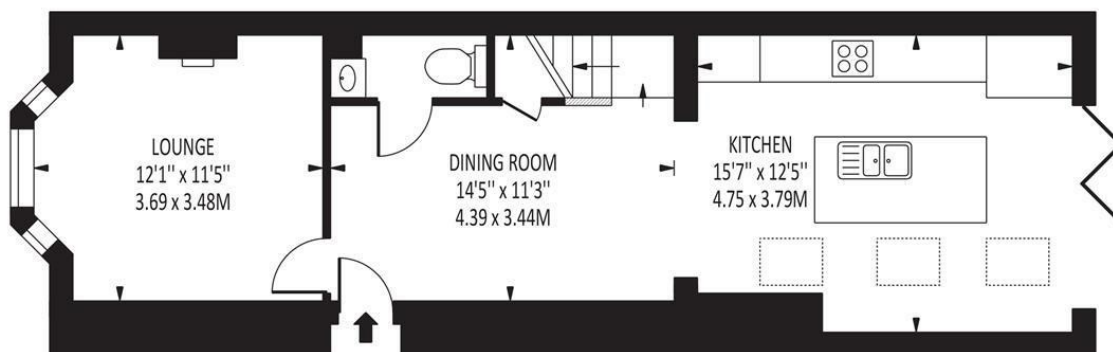
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Total Area: 892 SQ FT • 82.86 SQ M

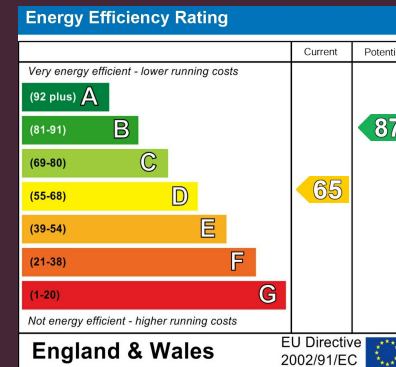


FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
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