



Laburnum Road, Epsom

The **PERSONAL** Agent

# Guide Price £485,000

- No ongoing chain
- Conservation area
- Quiet Town Centre backwater
- Two generous double bedrooms
- Victorian semi-detached
- Three reception rooms
- Downstairs bathroom
- Secluded East facing rear garden
- Genuine character feel
- Moments from Town, Station & shops

Located in a highly sought after and rarely available residential area within a short walk of Epsom town centre and railway station, this delightful Victorian character cottage is offered to the market with no ongoing chain and benefits from cleverly extended ground floor accommodation.

On the ground floor the property enjoys a living room, sitting room and a dining room that links to the kitchen and also has French doors to the garden. The ground floor is completed by a downstairs white bathroom suite and a large understairs storage cupboard.

On the first floor there are two genuine double bedrooms that are almost identical in size, both with fitted storage cupboards, feature fireplaces and sash windows.

Further noteworthy points include the wonderful private and secluded Easterly facing rear garden, private front garden, sash windows, gas central heating and a useful loft space.



As soon as you step through the beautiful leaded light front door the amazing feel that the property offers is immediately evident, the cleverly extended accommodation provides the perfect layout for modern living with defined reception areas that seamlessly flow in to each other in a layout that is perfect for entertaining, social occasions and most importantly, day to day life.

This property manages to perfectly balance the convenience of being within a stones throw of the town centre and the wonderful backwater feel that this conservation area is renowned for.

Location: Laburnum Road is located just to the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away as are many excellent local schools including St Martins and St Christopher's.

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.

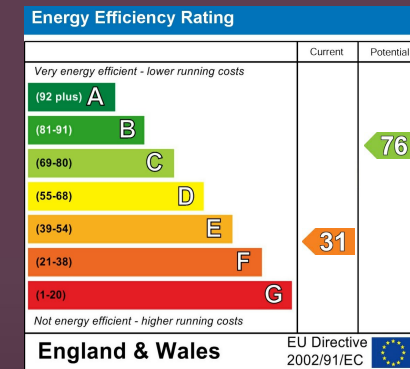
Viewing is highly recommended to appreciate this charming and rarely available character home. Sole agent.











**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  
01372 333699

**LETTINGS & MANAGEMENT**  
163 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.



**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.



