



Andrews Close, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Heart of the College Area
- No onward chain
- Small & highly requested cul de sac
- Two well proportioned bedrooms
- Victorian semi detached
- Two reception rooms
- Four piece family bathroom
- Walk to Town & Station

Coming to market with no onward chain and located in a highly popular cul-de-sac in the heart of the sought after College area of Epsom, this two bedroom Victorian semi detached house is offered in good order throughout.

The property comprises two well proportioned bedrooms, two reception rooms, fitted kitchen and spacious four piece family bathroom suite. The property is within walking distance of Epsom town centre and railway station, and within the catchment areas for many good local schools making it an excellent prospect.

As soon as you step inside, the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light.



The property would suit a diverse selection of buyers; so whether you are a first time buyer, making a downsize move or considering school catchment we recommend viewing this fine character home.

With stripped wooden floor boards downstairs and a bright and airy feel throughout, the tasteful finish compliments the well appointed accommodation. The living room benefits from a large double glazed bay window with feature fireplace and a wonderful cosy feel, the dining room also has an exposed brick fireplace and perfectly links to the kitchen area thus providing a wonderful entertaining space, and creating a balanced and practical ground floor layout.

On the first floor there are two well proportioned bedrooms and a modern four piece family bathroom. To the rear is a South facing garden which is mostly laid to lawn and is a real sun trap.

The town centre and railway station is approximately 0.6 miles away, with easy walking access to the station, which takes on average around 15 minutes.

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.

Sole agent.

Tenure - Freehold
Council tax band - D

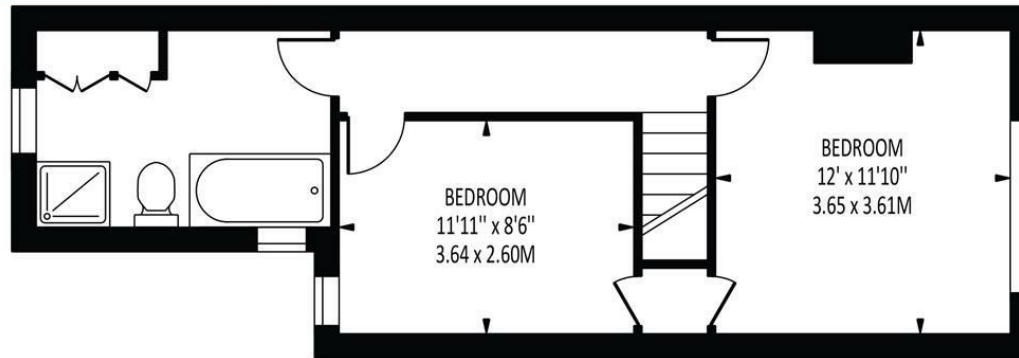




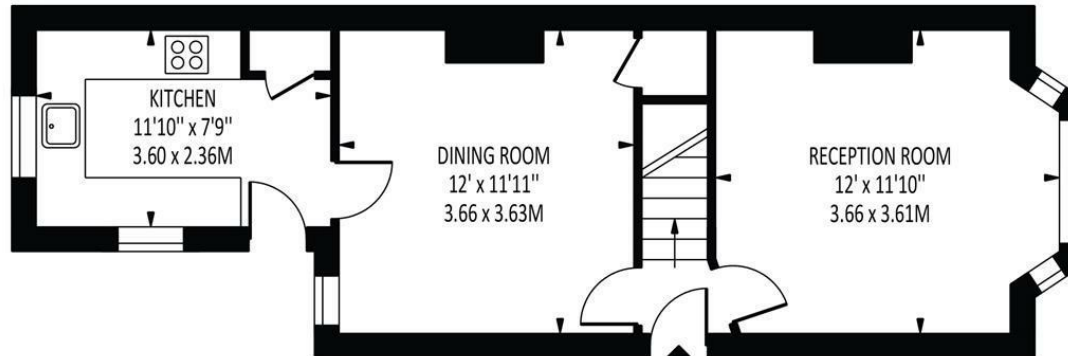
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St. Andrew's Close
Total Area: 858 SQ FT • 79.70 SQ M



FIRST FLOOR



GROUND FLOOR

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) 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		
	64	77
England & Wales		
EU Directive 2002/91/EC		

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