



East Street, Epsom

The PERSONAL Agent

Offers In Excess Of £450,000 Freehold

- Attractive Victorian semi-detached
- Three nicely proportioned bedrooms
- Generous bay fronted living room
- Modern central kitchen with breakfast bar
- Dining room with part vaulted ceiling
- Modern downstairs bathroom suite
- South/Easterly facing rear garden
- Walk to Epsom High Street & Station
- Walk to Ewell Village & alternative stations
- Benefitting from good school catchment

Located within easy walking distance of Epsom town centre, railway station and within the catchment area of many good local schools like Wallace Fields, this attractive Victorian semi-detached house offers flexible and spacious accommodation having been updated throughout and extended by the current owners.

Accommodation comprises a living room with bay window, central modern fitted kitchen with integrated appliances and island, extended dining room with part vaulted ceiling and doors to the garden and to complete the ground floor there is the smart white bathroom suite and separate cloakroom. On the first floor there are three bedrooms comprising of the principal bedroom, second double bedroom and a nicely proportioned third bedroom which could also double as an excellent work from home office.

Further noteworthy points to mention include full double glazing and gas central heating as well as a useful loft space.



Outside there is a super rear garden that benefits from a South/Easterly aspect, ensuring its a bright space as well as being nicely secluded. There is a very private patio seating area to the side of the home that links via double doors to the dining room, hence creating a brilliant Al-fresco dining area as well as a greenhouse, garden storage shed and for low maintenance there is an artificial lawn.

This Victorian house is located on East Street in Epsom situated in the perfect location if you are looking to commute or want to be walking distance to both Epsom town centre or the historic Ewell Village.

So whether you are a first time buyer, someone requiring more room with outside space, looking to downsize with downgrading or an investor looking for a fantastic rental prospect, this property delivers on every level and as such early viewing is recommended to avoid disappointment.

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.

Tenure: Freehold
Council Tax band: D

Call vendors sole agent to arrange your appointment now.

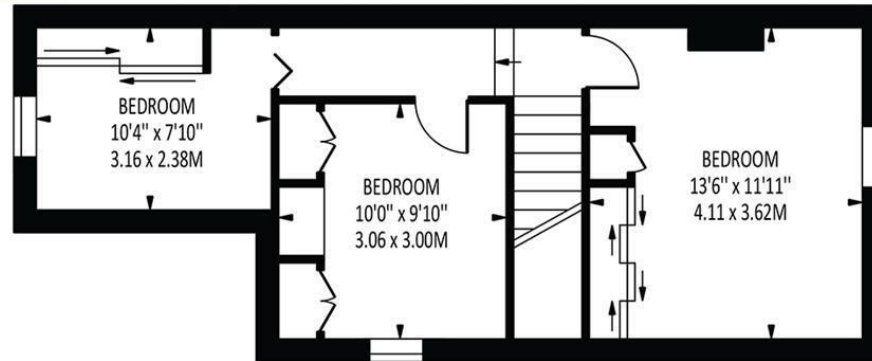




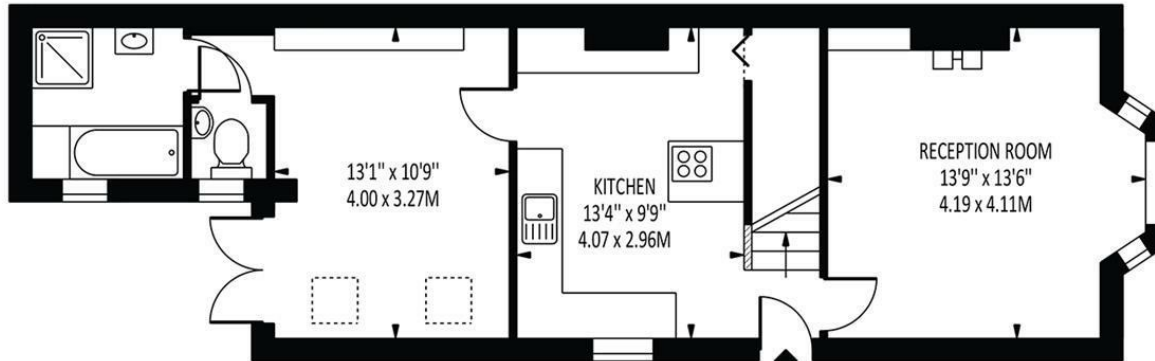
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East Street

Total Area: 983 SQ FT • 91.36 SQ M



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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