



Carters Road, Epsom

The **PERSONAL** Agent

# Guide Price £475,000

## Freehold

- Tucked away in a private road
- Two double bedrooms
- Victorian semi-detached cottage
- Upstairs bathroom & ensuite shower
- Stunning 21ft kitchen/dining room
- Separate living room
- Utility area & d/s toilet
- Secure front garden with detached garden office
- Driveway with two parking spaces
- Equidistant to Town & Downs

Located on a quiet and desirable private cul-de-sac just a short walk from open fields, this attractive character cottage has been sensitively improved by the current owner to create a flexible, open space that will suit families or couples alike.

As soon as you step through the front door the wonderful atmosphere of the property is immediately evident, with a genuine homely feel to the open plan kitchen/living area, not to mention the convenience of the local store that is just at the end of the road and two handy off-street parking spaces.

This charming and beautifully finished home is deceptively spacious. We highly recommend a closer look to fully appreciate all its character and balanced accommodation it enjoys over two floors. There is also an abundance of storage and also potential to convert the loft space.



Carters Road is a quiet private cul-de-sac that is equidistant of Epsom town centre and the green spaces of Epsom Downs, with access to open fields by the footpath just over the road making it the perfect balance between town and country living.

The entrance hall leads to the living room that is centred around a cast iron feature fireplace and links to the heart of this home, which is a stunning kitchen/dining room that provides a brilliant space to entertain in and also has access to the rear courtyard and a utility area that also incorporates a downstairs toilet. On the first floor, both bedrooms are extremely well proportioned double rooms, with one enjoying an ensuite shower room and there is also a spacious upstairs bathroom too.

To the front is a driveway with parking for two cars and a gate giving access to a secure front garden that is laid to lawn and fully enclosed by fencing, with a large detached garden office which is the perfect space to work from home.

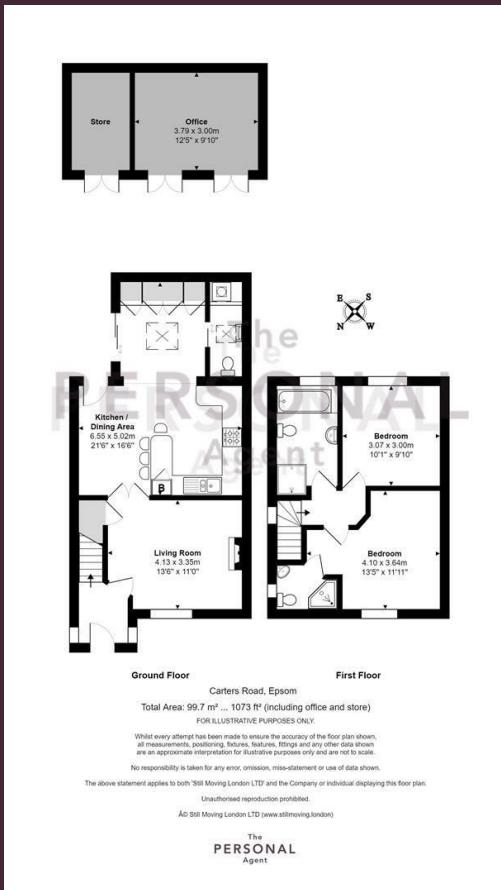
The property is situated within close proximity to the open spaces of Epsom Downs which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes).

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. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. 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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold  
Council tax - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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**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.



CARTERS ROAD