

Wyeths Road, Epsom

The PERSONAL Agent

Guide Price £600,000

Freehold

- Victorian terraced home
- Over 1200 sq. ft of accommodation
- Arranged over three floors
- Three well proportioned bedrooms
- Two reception rooms
- Upstairs four piece bathroom
- Secluded South facing rear garden
- Practical garden studio pod
- Walking Distance of local amenities
- Permit Parking on street



Tucked away in a peaceful and rarely available cul de sac within the ever popular College Area, this charming Victorian terraced home enjoys an enviable position just over half a mile from Epsom town centre and railway station, placing an excellent range of shops, restaurants and commuter links within easy walking distance.

Thoughtfully extended over the years, the property offers surprisingly spacious accommodation arranged across three floors. Beautifully presented throughout, the bright and airy interior provides a fantastic balance of character and practicality, while still offering the perfect opportunity for a new owner to personalise and create a home that will serve them for many years to come.

Wyeths Road is perfectly placed to enjoy everything Epsom has to offer, with outstanding local primary and secondary schools close by, along with excellent transport connections. Epsom station provides regular services to London Bridge, Waterloo and Victoria, making this an ideal choice for first time buyers, families, or investors and those looking to downsize without compromising on location. An internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Offering over 1,200 sq. ft. of well balanced accommodation arranged across three floors, this charming home effortlessly combines character features with modern finishes, creating a property perfectly suited to contemporary family living.

The ground floor centres around a welcoming front reception room with an attractive feature fireplace, while a separate dining room flows seamlessly into the modern kitchen, complete with integrated appliances and solid wooden work surfaces. A practical downstairs cloakroom completes the ground floor accommodation.

On the first floor are two well proportioned bedrooms, served by a stylish four piece family bathroom. Occupying the entire second floor, the impressive 14ft x 14ft principal bedroom provides a wonderful retreat, complemented by generous eaves storage and views over the local allotments.

Outside, the South facing rear garden offers a fantastic space for relaxing and entertaining, with the added benefit of a versatile studio positioned at the bottom of the garden. Whether used as a home office, gym, creative workspace or occasional guest accommodation, it provides valuable additional space to suit a variety of lifestyles.

The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike.

Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to enjoy a high quality Surrey lifestyle.

Tenure- Freehold
Council tax band- D

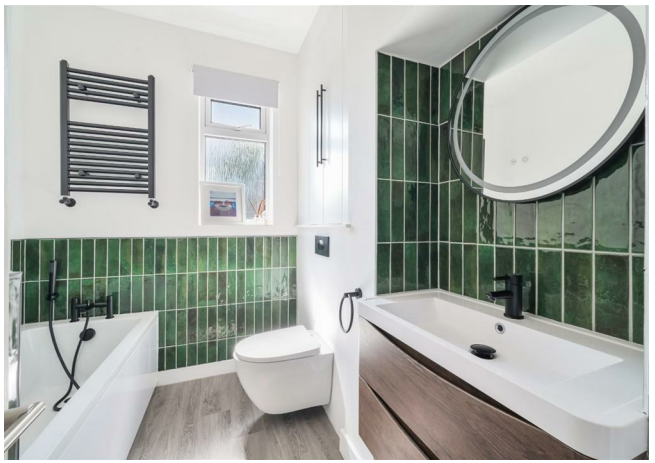
















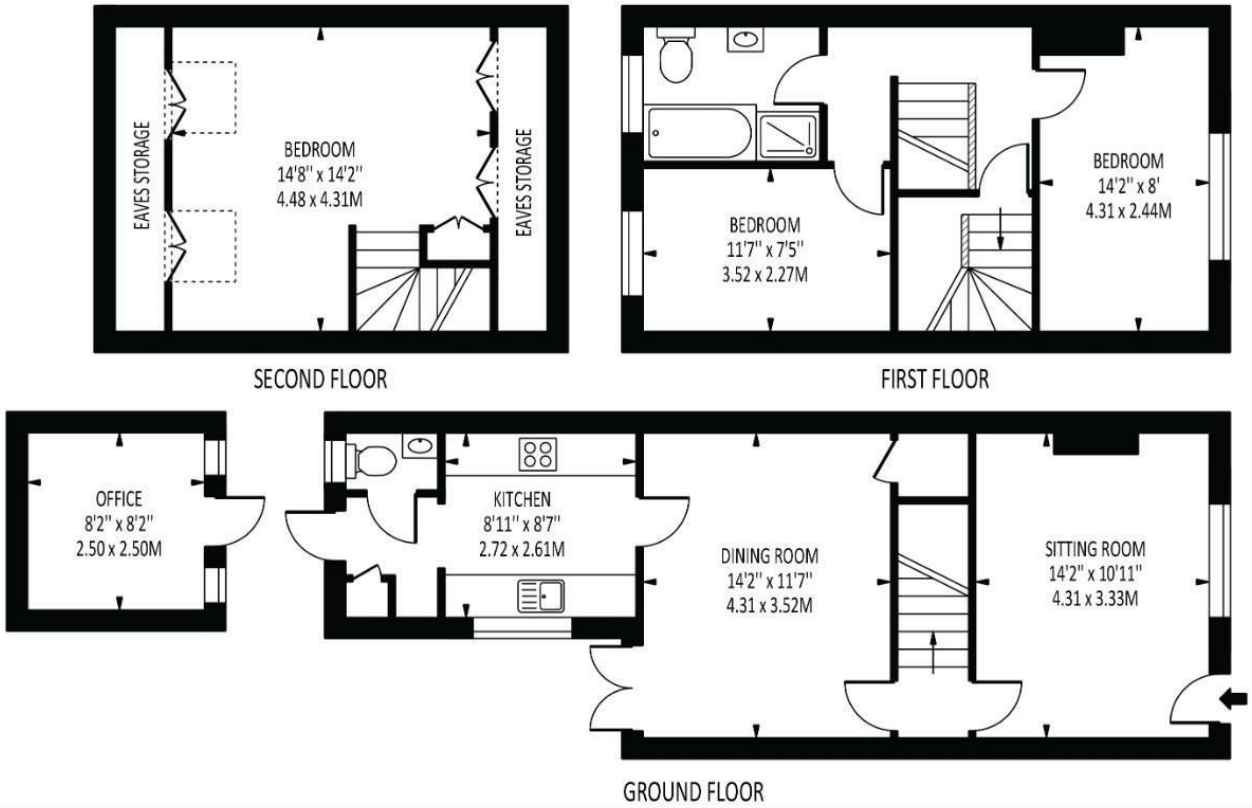


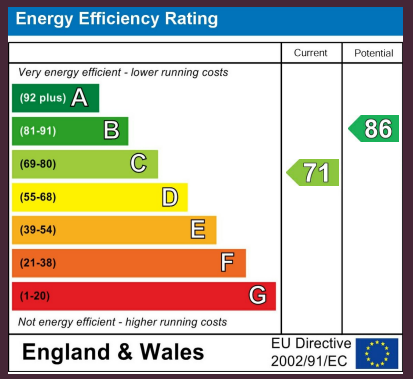


The PERSONAL Agent

Wyeths Road

Total Area: 1207 SQ FT • 112.13 SQ M
(Including Eaves Storage & Office)
Eaves Storage Area : 65 SQ FT • 6.02 SQ M
Office Area : 67 SQ FT • 6.25 SQ M





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 inpspection, 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.

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
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

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.

