



Woodcote Side, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £410,000 Freehold

- Periphery of Epsom Common
- Two double bedrooms
- Edwardian character cottage
- Two generous reception rooms
- Kitchen with door to garden
- Spacious first floor bathroom
- Enclosed rear courtyard garden
- Residents permit parking
- Walk to Town & Station
- Meters away from Woodland

Located on the periphery of Epsom Common and just a stone's throw from hundreds of acres of ancient woodland, this attractive, mid-terrace character property is within easy access of both Epsom town centre and Ashted Village. Edwardian cottages of this calibre warrant immediate inspection, not only to appreciate its position but also the well balanced accommodation it offers.

This fine home offers a wealth of character and charm that seamlessly blends with the great feel the property enjoys throughout. Accommodation comprises lounge, dining room, spacious kitchen with door to garden, upstairs bathroom, two double bedrooms and a secluded rear courtyard garden.

Perfectly situated just moments from the RAC golf & country club and close proximity of Epsom Common, whilst Epsom town centre with its leisure and retail facilities as well as mainline



station providing direct access to London is only a short distance away.

\*\*\* Opposite Epsom Common \*\*\* As soon as you step through the front door the amazing feel of the property is immediately evident, the bay fronted dining room is centred around a feature fireplace, the living room links seamlessly to the kitchen which in turn opens to the courtyard garden via a door and really is a wonderful space that is filled with light. On the first floor there are two well proportioned double bedrooms, one with built-in cupboard and a very spacious bathroom suite. The property also benefits from a useful loft space for storage, large under stairs storage cupboard and a rear gate providing access to the easterly facing rear courtyard garden.

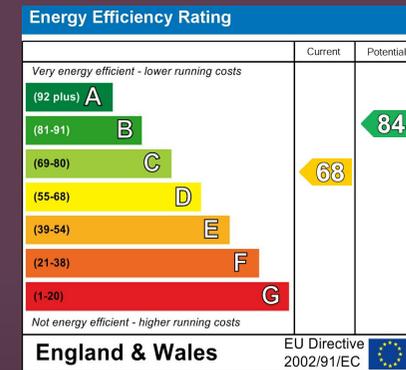
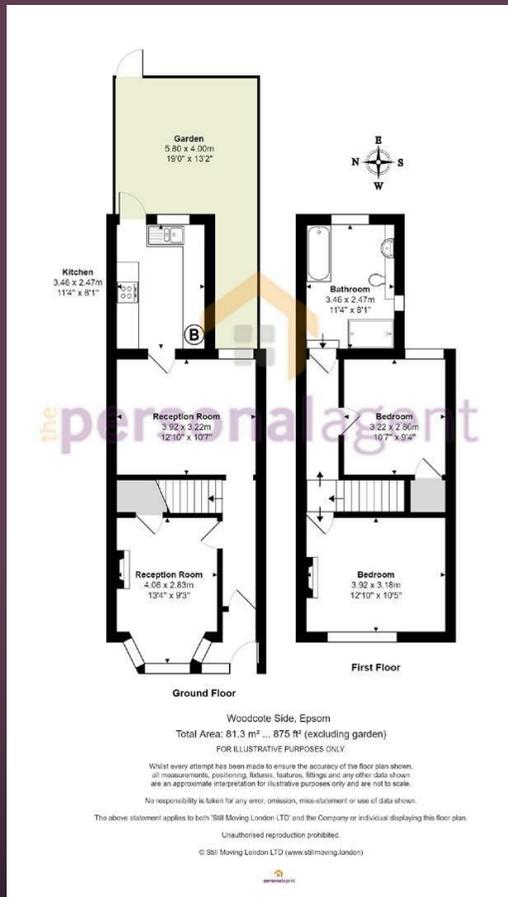
Nearby Epsom High Street has a variety of shops, the Ashley

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.







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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.

