



Bramble Walk, Epsom

The **PERSONAL** Agent

# £525,000

## Freehold

- Semi-detached Victorian cottage
- Beautifully tucked away position
- Heart of the conservation area
- Two double bedrooms
- Stunning kitchen/dining room
- Separate living room with wood burner
- Modern bathroom suite
- Wonderful, front, side and rear gardens
- Walking distance of Town & Station
- Well placed for local schools



Set in a hugely popular and tucked away position within Epsom's Stamford Green Conservation Area this delightful Victorian home enjoys a peaceful, semi rural feel. The property is immaculately presented and finished in an elegant yet contemporary style which blends wonderfully with the original period features. Ideally located for outstanding schools, mainline rail links and easy access to the town centre, the property is sure to appeal to a wide range of buyers.

Stamford Green conservation area enjoys a nature reserve, picturesque green with duck pond, numerous bridle paths through the surrounding woodland and two public houses. Convenience is never far away with Epsom town centre with its many leisure and retail facilities and railway station just 12 minutes walk away.

The property is also within the catchment of outstanding primary and secondary schools, close to Horton Country Park and manages to balance a rural feel with easy accessibility to the amenities of the town.

The Personal Agent are delighted to offer to the market this attractive Victorian home which dates back to 1904 and is also located firmly within the catchment for Stamford Green Primary School. The house is tucked away being set at the end of a quaint private footpath just a few minutes walk from both The Jolly Coopers and The Cricketers public houses.

The accommodation comprises an entrance porch, living room with wood burning stove, stunning kitchen/dining room which really is the heart of the home and links directly to the gardens, refitted modern bathroom and two generously proportioned double bedrooms. There is also a useful loft space which some of the homes within this road have converted in to further living space.

Outside there are pretty gardens to the front, side and rear of the property, all of which enjoy a really good degree of privacy and seclusion which further adds to why we feel this cottage is so special.

Bramble Walk is such a wonderful spot that sits within the heart of the conservation area and is just metres away from open woodland and peaceful walks through the common.

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.

Sole agent

Tenure - Freehold  
Council tax band - D





Bramble Walk, Epsom  
Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>  
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The  
**PERSONAL**  
Agent

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

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