



Woodcote Road, Epsom

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- No ongoing chain
- Requires full modernisation
- Scope to extend STPP
- Two/three bedrooms
- Living room
- Dining room
- Study/bedroom three
- Driveway & garage
- Walk to town, station & schools
- Secluded 51ft rear garden

Enjoying a fantastic position with wonderful views from the first floor over a cricket green to the front, The Personal Agent are proud to present this attractive two/three bedroom, semi-detached chalet style property.

The property is located in a desirable road close to Rosebery Park yet within close walking distance of Epsom town centre and railway station.

The property benefits from flexible and spacious accommodation with a 51ft x 33ft secluded and private rear garden, parking to the front of the property on the private driveway with access to the detached garage.

Whilst it is undeniable that the property requires full updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their



own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

Stepping through the front door into the double height entrance hall, the wonderful feel throughout is immediately evident, as is the flexible nature of the accommodation. The dining room overlooks the garden and benefits from direct access to the terrace, the living room enjoys a large bay window and the study is a fantastic size which can also be utilised as the third bedroom if required. The ground floor is completed by an integrated kitchen with door to the sun room/conservatory.

Upstairs there are two excellently proportioned double bedrooms, great view to the front aspect, bathroom suite and a separate W.C. There is also a large walk-in cupboard to the master bedroom that provides access to create a third bedroom upstairs if a client undertook a dormer extension.

Woodcote Road is a highly sought-after and rarely available road located on the South side of Epsom. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only a short walk from open parkland and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of Local schools and colleges in the immediate area that cater for all ages.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 333699

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



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.

