



Albert Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000

- Victorian Semi Detached Home
- Two Double Bedrooms
- Lounge with Fireplace
- Spacious Dining Room
- Refitted Kitchen
- Recently Fitted Bathroom
- Scope to Extend (STPP)
- Pretty Gardens
- Permit Parking
- Superb Location

Set in an idyllic position within Epsom's sought after College Area, this beautiful Victorian semi-detached house is offered to the market in excellent order. The property will appeal to young professional couples and downsizers alike, due to its close proximity to Epsom High Street and Station. Albert Road has recently benefited from the introduction of residents parking permits meaning that on street parking is now also readily available.

The property has been beautifully maintained and improved by the current owners. The accommodation is arranged over two floors and comprises a lounge with fireplace, separate dining room, modern fitted kitchen, newly installed fully tiled family bathroom with white suite and two double bedrooms. The



property retains much of its original charm and period features with some beautiful additions including bespoke plantation shutters.

The house and neighbouring properties are approached via a pretty footpath which runs down from Albert Road. There is a quaint, cottage style front garden and side access to a generous rear garden which is mainly laid to lawn.

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

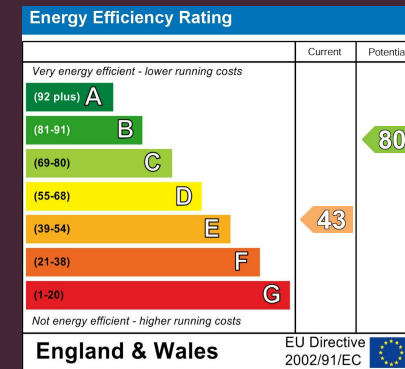
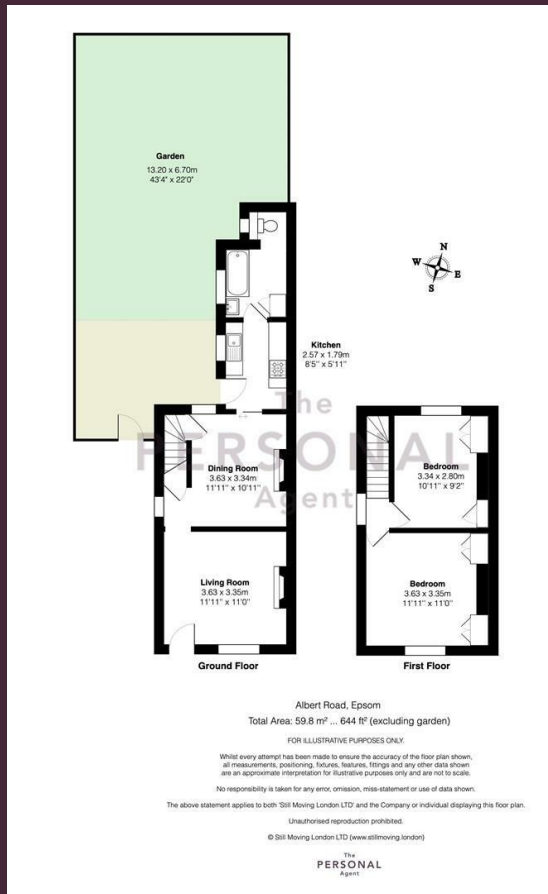
wide variety of cafés, restaurants, and pubs available locally.

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.

Freehold
Council Tax Band D







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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.

Welcome to

The
Ashley
Centre