



Castle Road, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Periphery of Epsom Common
- Three generous bedrooms
- Fronting onto green open spaces
- Stunning 18ft kitchen/diner
- Living room & conservatory
- Spacious family bathroom
- Downstairs cloakroom & utility space
- Good sized front & rear gardens
- Close to Rosebery Girls School
- Short distance from Town Centre & station



Located on the periphery of Epsom Common and within walking distance of Epsom town centre, railway station and excellent local schools including Rosebery girls school which is just a very short walk away, this deceptively spacious three bedroom mid-terraced house warrants immediate inspection to fully appreciate the position, extended accommodation and practicality it enjoys.

The property is presented in good order throughout and having been cleverly reconfigured over the years it now enjoys a great kitchen/dining room, large bathroom and a conservatory to name but a few.

The property is situated close to the Stamford Green conservation area, which is bordered by the ancient woodland with its bridle and cycle paths linking Horton Country Park and Ashted Common.

Approximately 0.6 of a mile from the property is the picturesque green, duck pond and the Cricketers public house and with Epsom town centre and railway station just a 15 minute walk away, it is hard to imagine a better located property.

The property would be perfect for a growing family or professional couple and enjoys an excellent position with an abundance of natural light. The property benefits from a fully enclosed porch, welcoming entrance hallway, spacious living room, impressive kitchen/dining room that links directly to the conservatory, that in turn has access to the sizable garden. The downstairs is completed by a cloakroom that incorporates utility space. On the first floor is a generous family bathroom and three particularly well proportioned bedrooms (all of which house double beds comfortably). From the landing there is also access to the loft space that provides scope for conversion into further accommodation if required.

Outside the generous rear garden is a wonderful space yet very low maintenance, there is also a generous frontage that has approval for creation of a driveway with off street parking too, alongside the on street residents permit parking scheme.

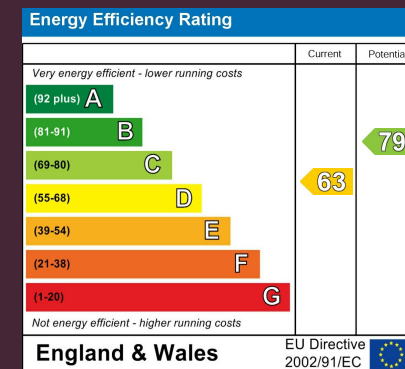
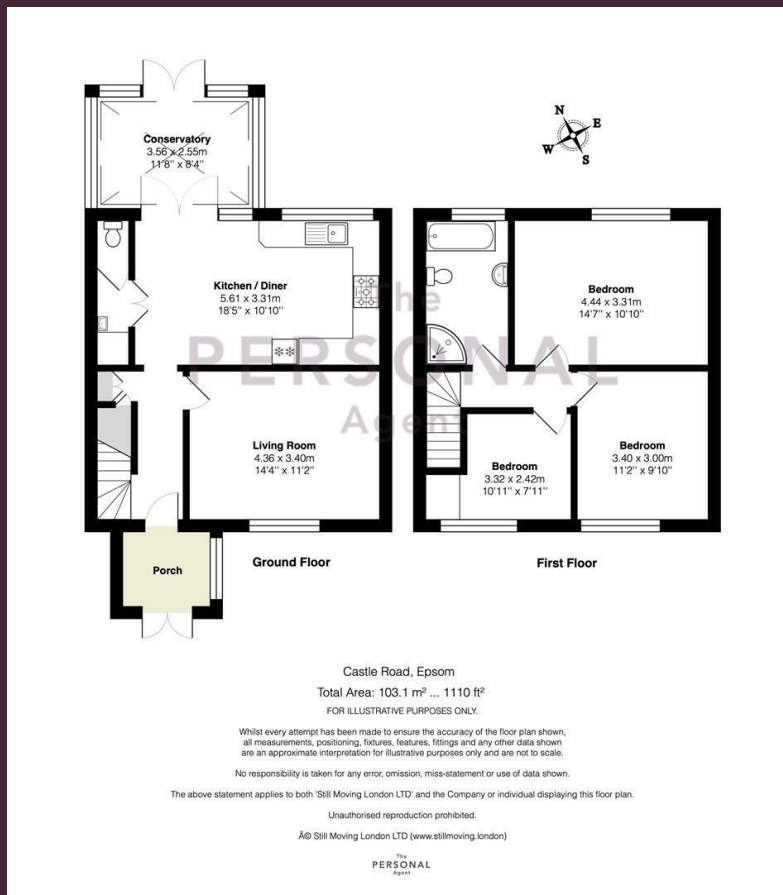
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide 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.

Tenure - Freehold
Council tax band - D







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