



Albert Road, Epsom

The **PERSONAL** Agent



# Guide Price £700,000

## Freehold

- Heart of the College Area
- Detached family home
- Three bedrooms
- Lounge with exposed brick fireplace
- Open kitchen/dining room
- Principal bedroom with ensuite
- Jack and Jill bathroom
- Utility room with W.C.
- Courtyard garden
- Permit Parking

Set in an idyllic position within Epsom's sought after College Area, this beautiful detached house is offered to the market in absolutely immaculate condition. 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 cleverly designed accommodation provides the perfect layout for relaxed living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been finished to the owners' exacting standards as an interior designer. The simply stunning open plan kitchen/dining room creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more impressive home in this most sought after of locations would be a very difficult task indeed.



As soon as you step through the front gate and walk up the garden path the amazing feel of the property is immediately evident, with lots of kerb appeal and mature borders on either side.

Large hallways are not always associated with cottages but as you enter the home there is a large area that leads onto a storage cupboard for tucking away coats and shoes. The cosy bay fronted living room to the front (which is currently being used as a bedroom) is all centred around an exposed brick fireplace which really gives the room heaps of character.

To the back of the property is a stunning open plan kitchen/dining room with central island and vaulted ceiling allowing lots of light in via the veluxes. This really is the heart of the home and provides access via the Crittal style bifolds on to the rear courtyard garden. From a practical sense the ground floor is completed by a utility room with W.C.

On the first floor there is a generous master bedroom with built in wardrobes, the middle doors of which provide access to the

"hidden" ensuite which really is a charming feature. There are two further bedrooms (the third currently being used as an office) of which both have access to the Jack and Jill family bathroom.

This property has so much character and style it really does require a viewing to appreciate all it has to offer.

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 - E







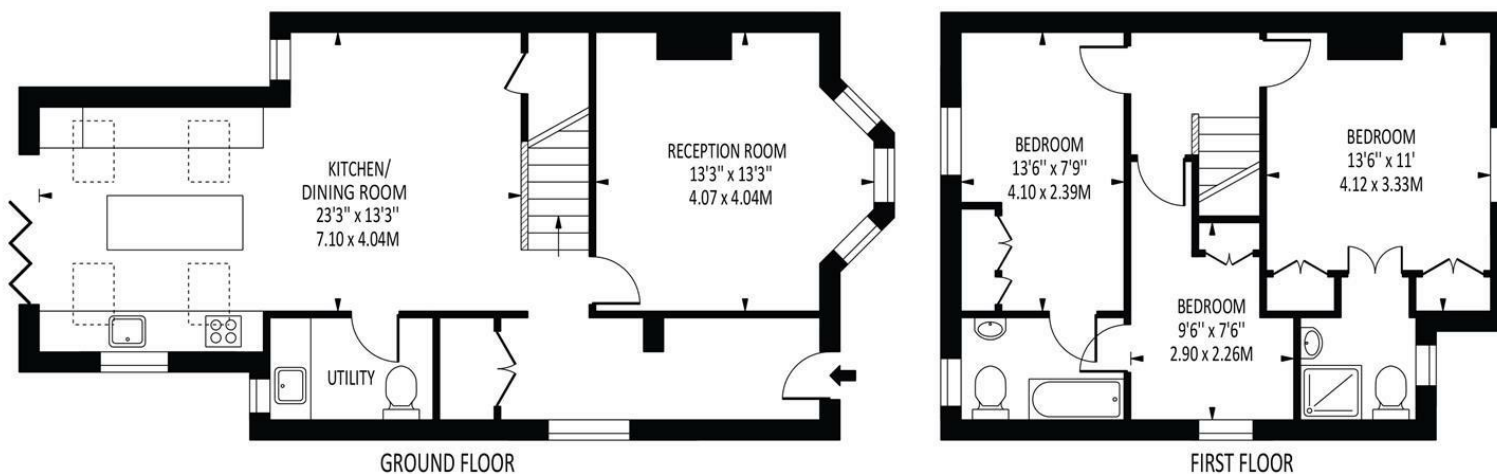


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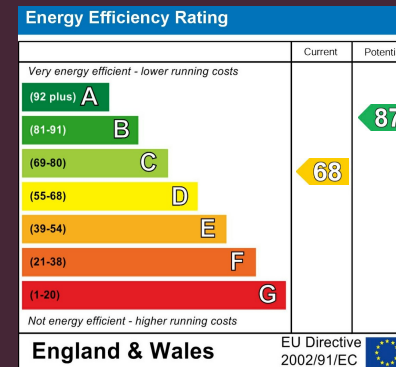


Albert Road

Total Area: 1101 SQ FT • 102.29 SQ M



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