



Albert Road, Epsom

The PERSONAL Agent

Guide Price £740,000

Freehold

- Heart of the sought after College Area
- Backing directly on to allotments
- Extended, semi-detached home
- Driveway with parking
- 120ft rear garden
- Four well proportioned bedrooms
- Family bathroom and ensuite
- Reception room with feature fireplace
- Kitchen/dining room
- Viewing strongly advised

Located in the heart of the highly desirable College Area of Epsom and within walking distance of the town centre and railway station, this spacious and bright semi-detached house has been cleverly extended and is presented in very good order, and with so many stand out features, it warrants immediate inspection to avoid disappointment.

Backing directly on to the College Area allotments with a brilliant 122 ft rear garden, this fine home has many points that make it stand out from the crowd.

Further noteworthy points to mention include a driveway with off street parking, four well proportioned bedrooms and two bathrooms.

Benefitting from a fantastic position, this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel. The property would suit a diverse selection of buyers; so whether you are a first time



buyer, investor or considering school catchment we recommend viewing this fine home.

The generous accommodation comprises a sitting room with open fireplace to the front of the property, spacious dining room that enjoys stripped wooden floorboards, which leads onto the open and extended kitchen that utilises all available space, and with a vaulted ceiling really allows you to enjoy the huge amount of natural light that floods in.

From a practical sense, the ground floor is completed by a downstairs W.C. On the first floor, there are two generously proportioned bedrooms and a modern bathroom suite and the well balanced accommodation continues on the second floor with two more bedrooms with the principal being serviced by an ensuite.

The secluded and beautifully manicured rear garden measuring 122 ft is an excellent additional feature to the property and

enjoys a great degree of privacy being fully enclosed by fencing with a gate to the side and paved patio area. To the front is a block paved driveway providing off street parking with further permit parking on street if required.

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







Albert Road

Total Area: 1308 SQ FT • 121.56 SQ M
 (Including Eaves Storage & Restricted Height Area)
 Eaves Storage & Restricted Height Area : 49 SQ FT • 4.51 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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