



Randolph Road, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Share of Freehold

- Two bedroom first floor apartment
- 1000 Sq. Ft Victorian conversion
- Highly sought after position
- Heart of the College Area
- Short walk to town & station
- Generous bay fronted living room
- Sizable private rear garden
- High ceilings & sash windows
- Kitchen with space for breakfast table
- Wealth of charm & space



*****PRIVATE GARDEN, MUST SEE***** This excellently positioned and larger than average Victorian conversion apartment benefits from spacious accommodation approaching 1000 Sq. Ft, a private garden and own front door, high ceilings with sash window and an abundance of natural light throughout.

This fine property is well presented throughout and is located within a highly sought after residential road in the heart of the College area, just a short walk from the open spaces of a nearby park, Epsom town centre and the mainline railway station.

The well balanced accommodation of this stunning first floor apartment benefits from a beautiful split level entrance hallway, stairs up to a 16ft x 15ft living/dining room with a pleasant elevated outlook to the front, generous kitchen with space for breakfast table and ample cupboard space, 14ft x 14ft double bedroom with built in wardrobes, second bedroom and

a generous bathroom.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, the property benefits from a great aspect and a highly convenient position making immediate viewing a priority to avoid disappointment.

Whilst the accommodation is very impressive and well appointed in its own right, we personally feel that the large private rear garden is the real show stopper and something that ensures this property really stands out from the crowd. The South/Easterly garden currently also benefits from two sheds and provides the potential to build a fantastic work from home office/workshop/gym, which is a rare opportunity for a College Area apartment.

From a practical sense, the property benefits from gas central

heating throughout and an impressive amount of storage space including a useful area within the entrance hall that can double as a study area. The picturesque and quiet Elizabeth Welchman Gardens is just a few minutes walk away.

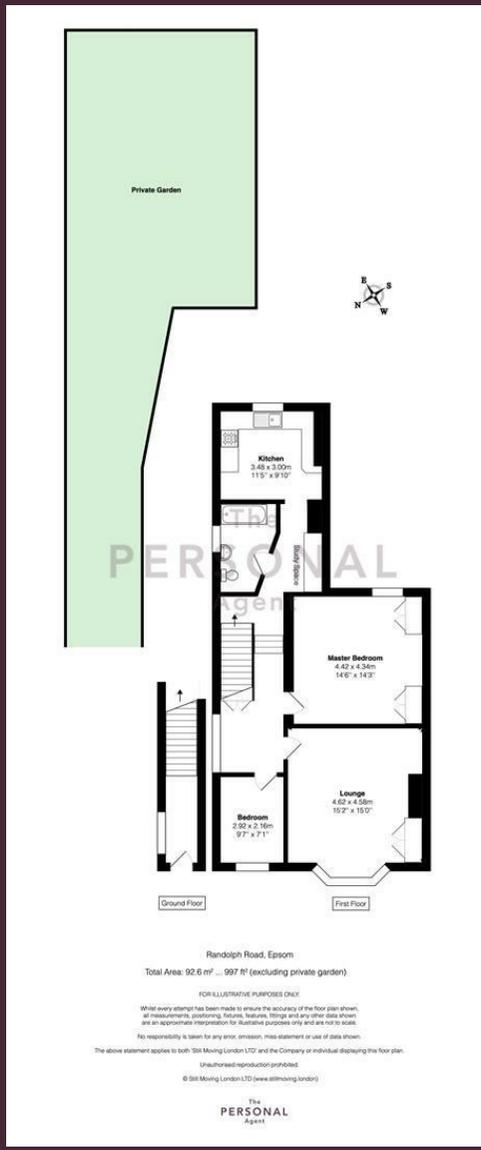
Randolph Road is a peaceful, tree-lined road in the ever sought after 'College Area' of Epsom. Close to the shops, amenities and transport links offered by the town, yet away from the hustle and bustle it is no wonder why the area is in such high demand.

Epsom is a thriving town with superb communication links. Access to London Bridge, London Waterloo and Victoria from the station means that it is easy to commute into town and open countryside is just a short drive away. The High Street offers a pleasant mix of shops, restaurants and bars and there are some fantastic schools nearby.

Tenure - Share of Freehold
Council tax band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

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
01373 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.

