

Albert Road, Epsom

The PERSONAL Agent

Guide Price £575,000

Freehold

- Heart of the popular College Area
- Tucked away in a peaceful cul de sac
- Stylish & charming character cottage
- Two genuine double bedrooms
- Stylish kitchen/diner updated in 2024
- Cosy separate living room/snug
- Detached garden office added in 2025
- Secluded garden backing onto allotments
- Communal residents parking to the front
- Walk to Epsom town centre and station



Tucked away within a small and peaceful close just off Albert Road, in the heart of Epsom's ever-popular College Area, this charming character home offers a wonderful combination of modern practicality and a surprisingly flexible layout. Extended and improved over the years, the property provides two genuine double bedrooms, excellent ground floor living space and a secluded rear garden backing directly onto the College Area allotments.

Our clients have continued to enhance the property during their ownership, most notably with the installation of a stylish new kitchen and flooring in 2024, followed by the addition of a detached garden office in 2025. The result is a warm and welcoming home that is ready to enjoy, while retaining the character and individuality that makes properties in this part of Epsom so sought after.

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At the end of the garden is a detached home office, added in 2025, further enhancing the flexibility of the property. Whether used as a dedicated workspace, studio, hobby room or occasional retreat, it provides valuable additional space away from the main house.

To the front, there is a communal residents' parking area, available on a first-come, first-served basis. The close itself has a relaxed, tucked-away feel, despite being just metres from Albert Road and within easy reach of everything that makes the College Area so desirable.

The location is particularly convenient, with Epsom town centre and mainline railway station within easy walking distance, providing direct services into London. Alexandra Park and its popular café are also close by, while Epsom Downs offers hundreds of acres of open countryside and excellent walking opportunities.

Epsom provides an excellent range of shops, restaurants and everyday amenities, alongside highly regarded schools in both the state and private sectors. Combining a peaceful setting with excellent access to the town centre, station and green spaces, this is a charming and highly versatile home that warrants closer inspection.

Tenure: Freehold
Council Tax Band: D








BAR




Ronnie





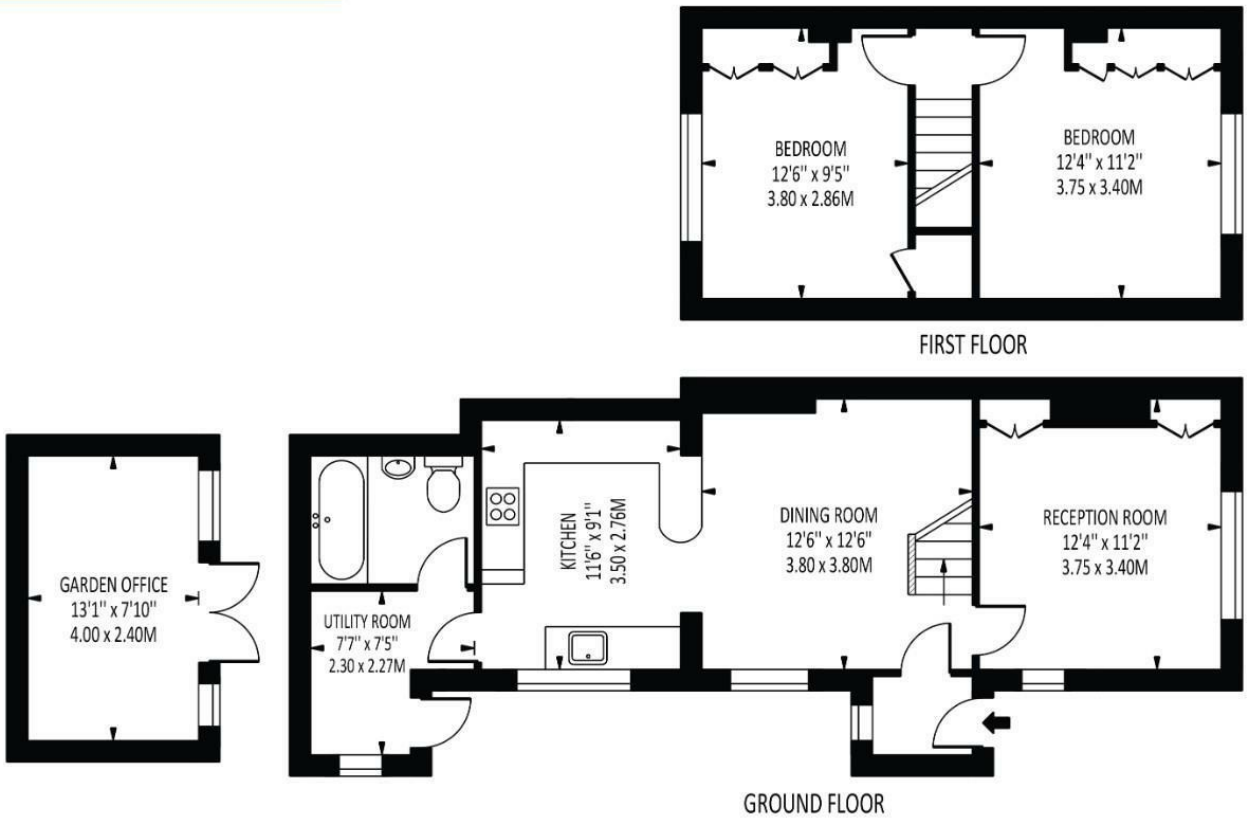


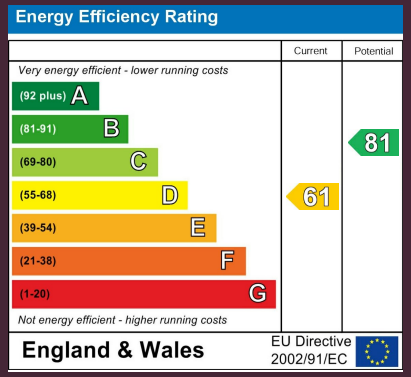


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Total Area: 928 SQ FT • 86.17 SQ M
(Including Garden Office)
Garden Office Area : 103 SQ FT • 9.60 SQ M





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This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.

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
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

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