



Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- Stunning Victorian cottage
- Cleverly extended
- Two double bedrooms
- Useful hobby room/loft room
- Impressive kitchen/dining room
- Generous living room
- Modern downstairs bathroom
- Westerly aspect courtyard garden
- Residents parking on permit
- Short walk to town & station

The Personal Agent are proud to present this well proportioned and deceptively spacious Victorian terraced home that has been cleverly and sympathetically extended to provide flexible and spacious accommodation that isn't usually associated with a cottage.

Set in a central and highly convenient location with easy access of the open green spaces of nearby Alexandra Park, the Epsom Downs or Epsom Common and excellent transport links, this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its private low maintenance courtyard it really has to be considered as the perfect small town centre home. The property is also within the catchment of the well regarded local schools, the High Street is within easy walking distance and Epsom mainline station boasts regular services to London Victoria, Waterloo and London Bridge.

Viewing strongly advised by vendors sole agent. Call to view!



The property is offered in very good order throughout and benefits from a fully enclosed porch/entrance hall, generous living room, a 17ft kitchen/dining room which is not only the heart of the home but also a fantastic entertaining space with doors to the garden, two equally well proportioned double bedrooms and a modern white downstairs bathroom.

A further benefit to note includes the useful hobby room that is located within the converted loft space which also could double as a work from home office/study. The property is fully double glazed windows, has a Valliant combination boiler and gas central heating.

The garden is a wonderful sunny Westerly facing space that has been professionally landscaped to provide the perfect low maintenance area to relax in at the end of a busy day. However, the outside area also seamlessly links with the kitchen/dining room which further confirms the great entertaining element of this lovely home.

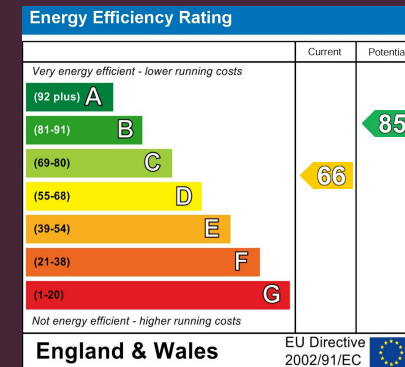
The property offers a well balanced layout and would suit first time buyers, young families, investors and downsizers who wish to downsize but not downgrade alike, as the excellent location and flexible accommodation can cater for all requirements.

Set within a popular road, and enjoying an excellent position. The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position, generous accommodation and in particular the level of finish which is second to none. Call today to arrange your viewing and avoid disappointment.







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