



Ebbisham Road, Epsom

The **PERSONAL** Agent



# Guide Price £465,000

## Freehold

- Spacious terraced home
- Two genuine double bedrooms
- Generous living/dining room
- Conservatory/play room
- Kitchen/breakfast room
- Refitted upstairs bathroom
- Driveway with parking X 2
- Private 42ft rear garden
- Close to Rosebery School
- Periphery of Epsom Common

Set in a popular residential position to the South of Epsom Town Centre, this spacious freehold home enjoys off street parking and a level rear garden. With two double bedrooms, an upstairs re-fitted bathroom, lounge, re-fitted kitchen/breakfast room and a stunning conservatory, the house would suit a young couple, small family or somebody looking to downsize.

Epsom Town Centre is around half a mile away and Epsom Station offers a superb service into London. There are some excellent local schools including Rosebery and St Josephs.

The property is situated close to the Stamford Green conservation area, which is bordered by the ancient woodland with its bridle and cycle paths linking Horton Country Park and Ashted Common. Approximately 0.6 of a mile from the property is the picturesque green, duck pond and the Cricketers



public house and with Epsom town centre and railway station just a 15 minute walk away it is hard to imagine a better located property.

The Personal Agent are delighted to present to the market this attractive terraced home. Arranged over two floors and offering around 940 sq ft of accommodation, the property is offered to the market in excellent condition with many recent upgrades.

Features include a driveway to the front, level garden to the rear with large storage shed, spacious re-fitted kitchen with space for a breakfast table and an upstairs bathroom that has recently been re-fitted to a high standard. The conservatory really opens up the ground floor accommodation as a second sitting room or a play room if required with direct access to a 42ft rear garden with storage shed.

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.

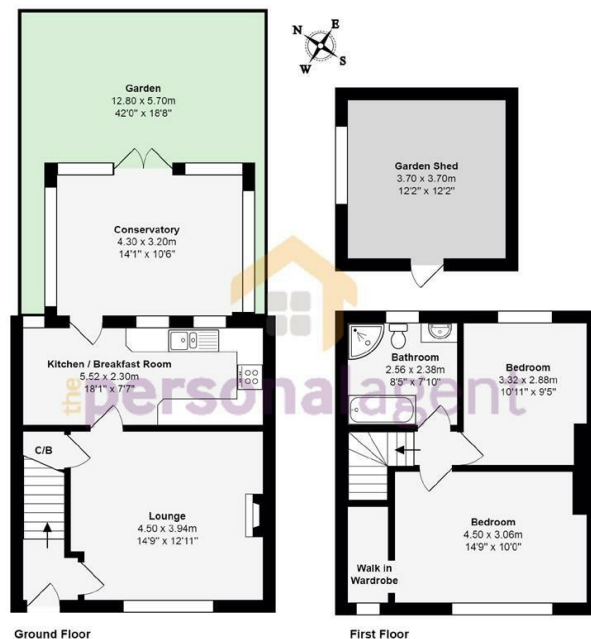
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Freehold





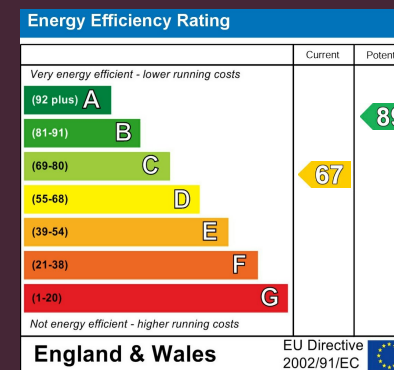




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Total Area: 87.8 m<sup>2</sup> ... 946 ft<sup>2</sup> (excluding garden, garden shed)

All measurements are approximate and for display purposes only



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The  
**PERSONAL**  
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