



Albert Road, Epsom

The **PERSONAL** Agent

# Guide Price £500,000

## Freehold

- Heart of the sought after College Area
- Completely modernised throughout
- Character terraced Victorian cottage
- 80ft South/Westerly facing garden
- Two double bedrooms & new ensuite
- Two reception rooms & refitted kitchen
- Stylish refitted downstairs bathroom
- Offered with no onward chain
- Easy walking distance of park, town & station
- Residents parking permit scheme

Tucked away in the heart of the ever popular College Area, this charming Victorian cottage dating from around 1885 has been completely transformed by an extensive back to brick refurbishment programme. The result is a bright, stylish and turnkey character home that effortlessly blends period charm with contemporary comfort and practicality.

The property has undergone a meticulous renovation, with every detail carefully considered. From brand new windows, electrics and heating throughout to a stunning new kitchen and beautifully appointed bathroom, the house now offers modern living within the characterful setting of an attractive Victorian cottage. Homes of this quality and finish rarely come to the market in this sought after location and an internal inspection is highly recommended to fully appreciate the space, style and lifestyle it provides.

Perfectly positioned just a short walk from the town centre and mainline railway station with direct services to London, the



property also enjoys easy access to Alexandra Park and its popular café just around the corner. Epsom Downs, with its open countryside and fantastic walking opportunities, is only a short drive away.

Stepping inside, the home immediately impresses with its light and welcoming feel. The thoughtfully designed layout flows beautifully, with a contemporary kitchen that links to the dining room and forms the heart of the home, providing an excellent space for both day to day living and entertaining. The living room is equally inviting, enjoying a bright outlook towards the front and a warm, comfortable atmosphere.

The ground floor is complemented by a stylish new bathroom, finished to a high standard. Upstairs, the first floor has been cleverly reconfigured to retain two double bedrooms while also introducing a superb ensuite shower room, enhancing both practicality and comfort.

Outside, the property continues to impress with an

approximately 80ft South/Westerly facing rear garden that provides a wonderful extension of the living space and a peaceful retreat at the end of the day. Gardens of this size are a rarity for character homes in this location and offer excellent versatility. As such, many neighbouring properties have introduced garden cabins or studios, creating additional space for a home office, gym or hobby room, should the new owners wish to do the same.

Albert Road has long been a highly sought-after address within the College Area, offering a peaceful residential setting within easy walking distance of the town centre. Epsom itself offers a superb range of amenities including excellent schools in both the state and private sectors, superb transport links and a vibrant High Street, approximately 0.5 miles away or around an 11-minute walk.

Offered to the market with no onward chain.

Tenure: Freehold  
Council Tax Band: D

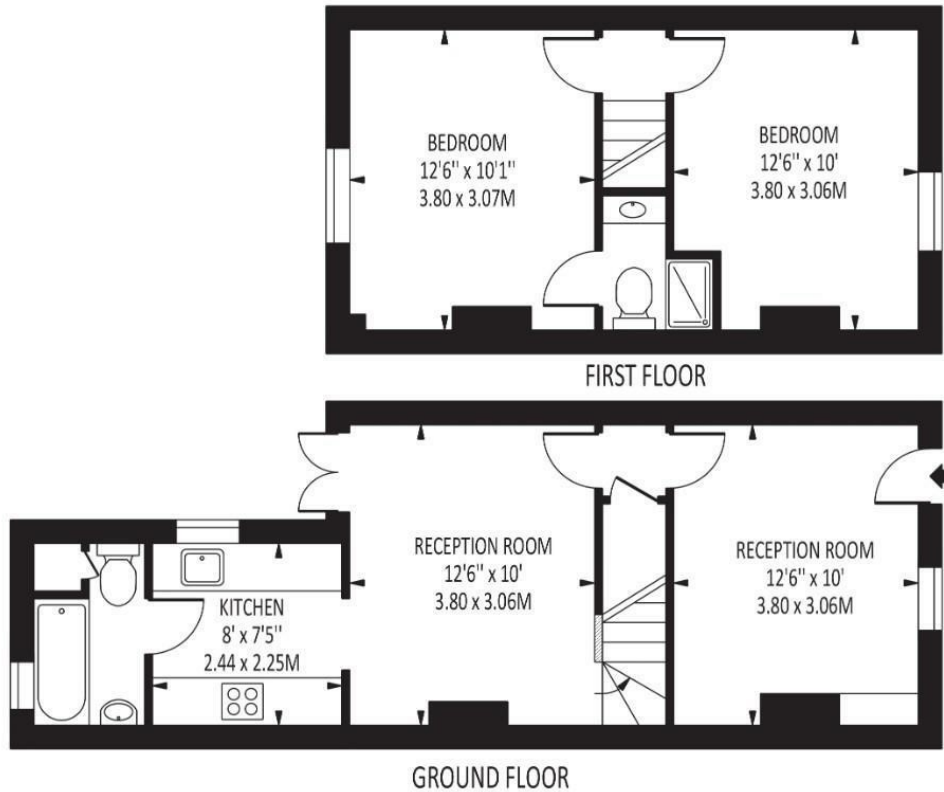




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Total Area: 688 SQ FT • 63.88 SQ M



Disclaimer: For Illustration Purposes only  
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 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.

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>90</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
|                                             | <b>66</b> |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

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