



Ashley Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Elegant Victorian townhouse on Ashley Road
- Four spacious double bedrooms, two bathrooms
- Expansive 20ft x 16ft kitchen and dining room
- High ceilings and character features throughout
- Two well proportioned reception rooms
- 52ft Westerly facing walled rear garden
- Useful cellar with conversion potential
- Moments from beautiful Rosebery Park
- Short walk to town centre and train station
- Residents only parking

Set within a handsome terrace of Victorian townhouses on the ever-popular Ashley Road in Epsom, this beautifully presented period home believed to date from the mid 1800's perfectly blends timeless elegance with contemporary living. Spanning approximately 1,869 square feet, this charming property offers four spacious bedrooms and two bathrooms arranged across four floors, creating an ideal haven for families seeking space, comfort, and style.

As you step inside, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The formal sitting room, complete with a lovely bay window and plantation shutters, exudes warmth and character a cosy retreat for those chilly winter evenings.

At the heart of the home lies the expansive 20ft x 16ft kitchen/dining room, designed for both family life and entertaining. This impressive space seamlessly flows into a versatile additional reception area, ideal as a study, playroom, or informal family room, ensuring flexibility for modern lifestyles.



The lower ground floor features a practical cellar, providing excellent storage space and offering potential to be converted into further accommodation, a home gym, or a cinema room, subject to the usual consents.

On the first floor, there are two generous double bedrooms, each beautifully light and well-proportioned. A stylish family bathroom and an ensuite shower room add convenience and comfort in equal measure. The upper floor continues the excellent accommodation with two further superbly sized bedrooms, ideal for older children, guests, or a home office.

Perfectly positioned adjacent to the green open spaces of Rosebery Park, this home offers not only a beautiful interior but also an enviable lifestyle, with opportunities for outdoor activities and peaceful walks right on your doorstep. This Victorian gem is a rare find combining period character, modern design, and a truly desirable setting in one of Epsom's most sought-after locations.

The property is exceptionally well-located, with the town centre

just an 8-minute walk away and Epsom railway station only 0.4 miles down the road. The road adjoins Rosebery Park less than 150 metres away making this one of the most convenient and attractive character homes in the area.

Ashley Road itself is highly regarded, situated to the south of Epsom and within the very heart of the town. The area is renowned for its excellent schools, including St Martin's, Rosebery Girls and St Christopher's, all within easy reach.

Epsom is a vibrant and popular commuter town, located to the south-west of London, offering a superb mix of state and independent schools for all ages. The world-famous Epsom Downs, home of The Derby, is just a short distance away, while the M25 (Junction 9) provides easy access to both Heathrow and Gatwick international airports.

Tenure: Freehold
Council Tax Band: F





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Total Area: 1869 SQ FT • 173.62 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales		
EU Directive 2002/91/EC		

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