



Pound Lane, Epsom

The **PERSONAL** Agent



# Guide Price £660,000

## Freehold

- Stunning Victorian home
- Bay fronted lounge
- Dining room with wood burner
- Three generous bedrooms
- Ensuite and four piece family bathroom
- Principal bedroom has dressing room
- Driveway with parking
- Secluded garden
- Short walk to Town & Station
- Vendor suited

This attractive and cleverly extended Victorian semi-detached house is set within a popular residential road just a short walk of Epsom town centre and the railway station (approximately 0.5 miles away). This fine home offers impressive and flexible extended accommodation totalling approximately 1200 Sq. Ft which is laid out over three floors with a stylish, yet homely feel throughout.

The cleverly designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been extended and finished to the owners' exacting standards. The simply stunning open principal bedroom creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor. Finding a more impressive home would be a very difficult task indeed.



As soon as you step through the front door the amazing feel of the property is immediately evident, with stylish design touches, lots of natural light and a superb finish throughout.

The entrance hall gives access to the cosy, bay fronted living room, and a dining room to the left with exposed brick fireplace which houses a wood burner. This then leads into the well equipped kitchen which in turn brings you to the vaulted snug room with double doors out into the garden.

On the first floor are two bedrooms and the modern four piece family bathroom whilst the top floor has another generous bedroom, ensuite and dressing room. Further noteworthy points include a secluded rear garden and a block driveway to the front.

The town centre is approximately 0.5 miles away, with easy walking access to the station, taking on average around 7 minutes.

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. 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.

Tenure - Freehold  
Council Tax Band - E







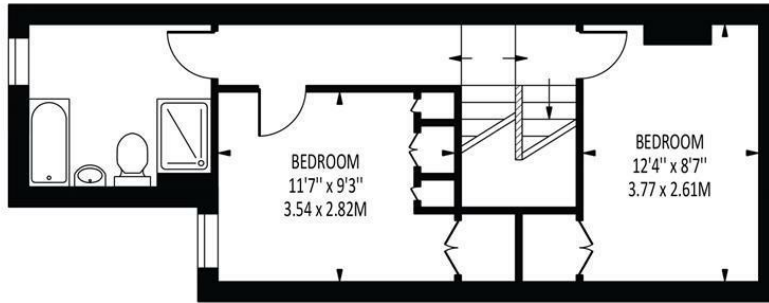


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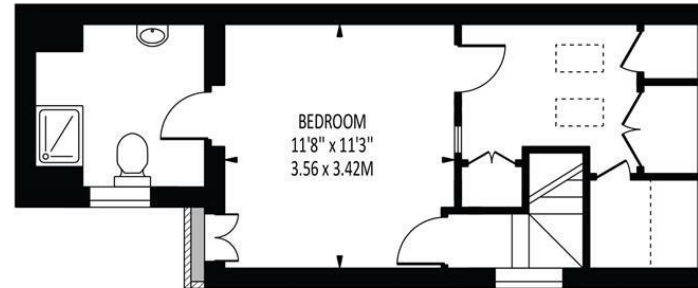


Pound Lane

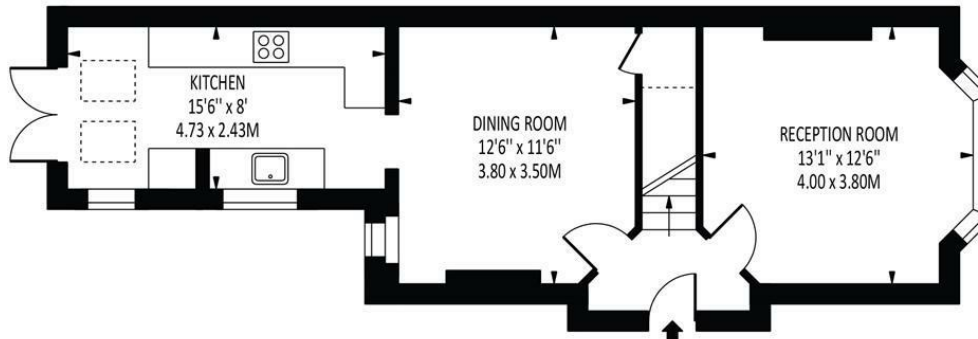
Total Area: 1212 SQ FT • 112.61 SQ M



FIRST FLOOR

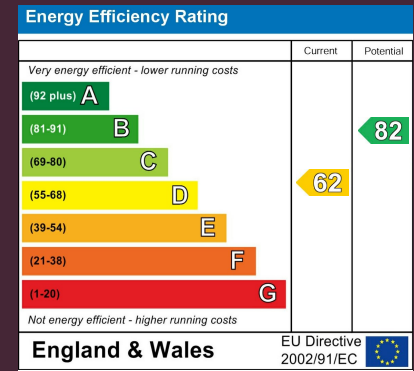


SECOND FLOOR



GROUND FLOOR

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