



Alexandra Road, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- No onward chain
- 0.23 of an acre plot
- Huge potential for extending (STPP)
- 140ft by 50ft south westerly facing rear garden
- Four bedrooms
- Two bathrooms
- Two reception rooms
- Carriage driveway
- Double length garage
- Amazing central location

Coming to market with no onward chain and set on a popular residential road within one of Epsom's most desirable neighbourhoods, this exceptional detached family home occupies a generous 0.23-acre south-westerly facing plot and offers over 1,700 sq ft of accommodation.

While the property would benefit from some decorative updating, this presents an exciting opportunity for a new owner to personalise the home, modernise to their own taste and create a truly bespoke family residence. With its generous plot, attractive setting and excellent potential, the property is best appreciated not simply for what it is today, but for what it could become.

Approached via an impressive carriage driveway, the property immediately conveys a sense of space, with generous off-street parking for family and guests. A welcoming entrance hall sets the tone for the well-balanced accommodation.

The front reception room provides a cosy setting around the feature fireplace, while the second reception room enjoys views



across the beautiful rear garden through double doors. The kitchen forms an ideal everyday hub, complemented by a downstairs cloakroom.

Upstairs, the principal bedroom features an ensuite shower room and private balcony overlooking the garden. Three further bedrooms, many with fitted wardrobes, are served by a family bathroom. A substantial loft offers exciting conversion potential, with further scope to extend, subject to planning.

Outside, the magnificent south-westerly facing rear garden measures approximately 140ft x 50ft, enjoying afternoon and evening sunshine and providing exceptional space for family life, entertaining and gardening. A double-length garage with adjoining utility room completes the property.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for families and professionals.

Leisure opportunities are abundant, with Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse providing wonderful settings for walking, cycling and enjoying the outdoors.

The area is well served by highly regarded schools, including Rosebery Girls School, Glyn School, St Joseph's and Wallace Fields, alongside prestigious independent options such as Epsom College, Freeman's and Downsend. The University for the Creative Arts and Laines Theatre Arts also contribute to the area's vibrant character.

Transport links are excellent, with Epsom station offering direct services to London Victoria and Waterloo in around 35–45 minutes. The M25 and A3 are easily accessible, while Heathrow and Gatwick airports are both approximately 35 minutes away by car.

Tenure- Freehold
Council Tax Band- G



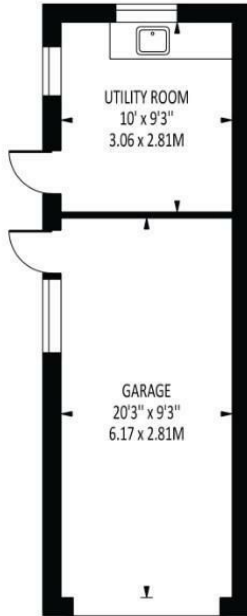


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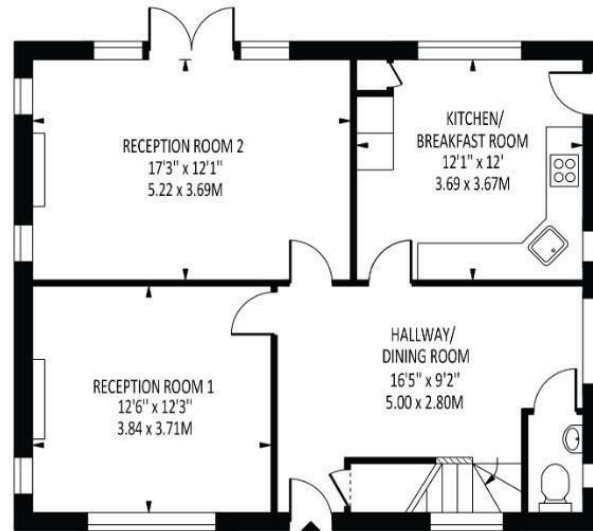


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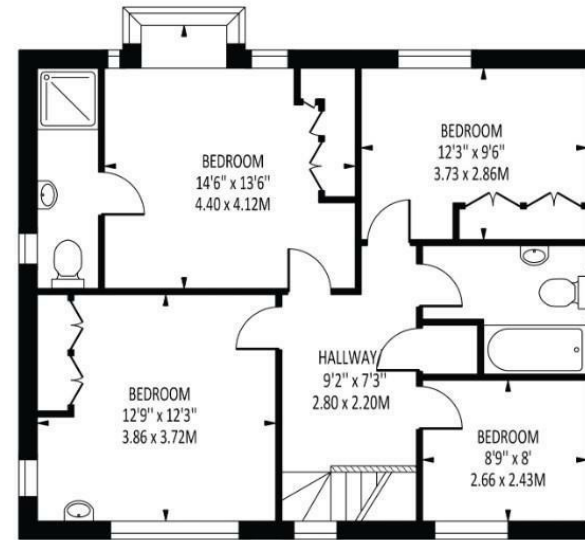
Total Area: 1728 SQ FT • 160.50 SQ M
(Including Outbuilding)
Outbuilding Area : 283 SQ FT • 26.32 SQ M



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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		
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

