



Victoria Place, Epsom

The **PERSONAL** Agent



# Guide Price £500,000

## Freehold

- Attractive Victorian cottage
- Three bedrooms
- Two reception rooms
- Driveway with parking for two cars
- Low maintenance South Westerly facing garden
- Walk to Town & Station
- Cul de sac location
- Downstairs shower room
- Bright and modern kitchen
- Vendor suited

Located within a popular residential cul-de-sac, this attractive three bedroom Victorian semi-detached house is within easy walking distance of Epsom town centre and the mainline railway station, and benefits further from a driveway with parking for two cars.

A particular feature is the well proportioned ground floor accommodation which provides the perfect layout for modern living, with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

There is also the benefit of a beautiful South/Westerly facing private garden to the rear which enjoys the morning sun.

Viewing strongly advised to avoid disappointment. Sole agent.



As soon as you step through the front door the amazing feel of the property is immediately evident. The living room is a great size with bay window and plantation shutters and the dining area seamlessly links to the contemporary kitchen with skylight that allows the light to flood in. The ground floor is completed by a downstairs shower room.

On the first floor are two double bedrooms and the second floor has a further double. The South Westerly garden is accessed via a door from the dining room and is mostly laid to lawn with a storage shed to the rear.

The property is set within a highly requested and rarely available residential area and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a

short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold  
Council Tax band - D





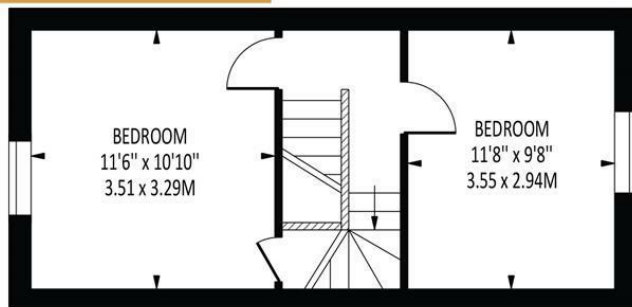


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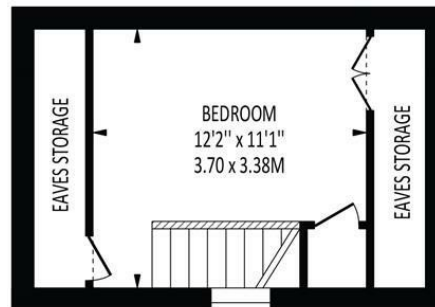


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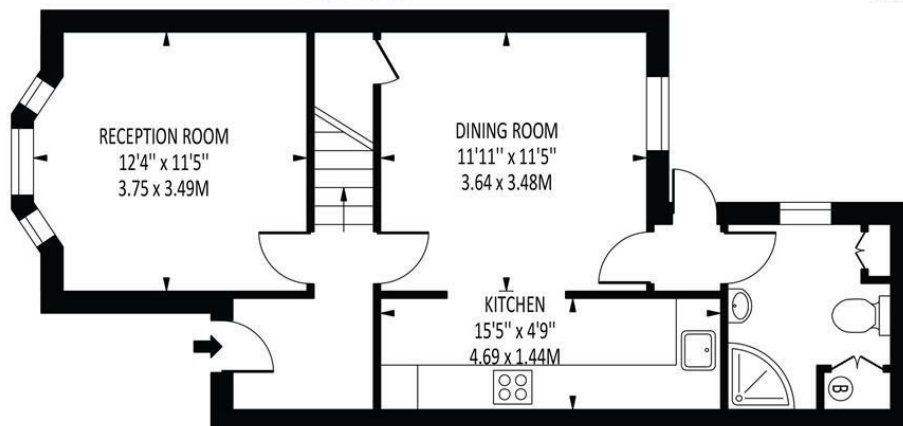
Total Area: 987 SQ FT • 91.74 SQ M  
(Including Eaves Storage & Restricted Height Area)  
Eaves Storage & Restricted Height Area : 60 SQ FT • 5.60 SQ M



FIRST FLOOR



SECOND FLOOR



GROUND 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) <b>A</b>                          |           | <b>84</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>61</b> |                            |
| England & Wales                             |           | EU Directive<br>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.



