



College Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £1,300,000 Freehold

- Heart of the College Area
- Beautiful detached family home
- Four reception rooms
- Principal bedroom with dressing room/nursery
- Three further double bedrooms
- Stylish & tasteful kitchen
- Downstairs cloakroom
- Family bathroom & family shower room
- 120 Ft. Southerly facing garden
- Walking distance of schools, station & shops



Set within the very heart of the highly sought after College Area of Epsom, a designated Conservation Area, larger family homes like this one are a rarity, especially with this amount of character and charm.

Having been the subject of a major refurbishment program by the current owners over recent years, the property enjoys accommodation approaching 2000 Sq. Ft. and is presented to an exceptionally good standard throughout benefiting from bright and light accommodation laid out over two floors.

College Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria. At just 0.7 miles from the railway station and even closer to the High Street, this fine home warrants immediate attention.

As soon as you step through the front door the amazing feel of the property is immediately evident, with high ceilings, large windows flooding the property with natural light and a superb level of finish throughout.

The welcoming entrance hall gives access to the bay fronted living room with wood burning stove, there is a dining room, a family room that offers a wonderful outlook over the rear garden and links to a useful playroom/study. The kitchen is both tasteful and practical with a door providing access to the side. A separate downstairs W.C completes the ground floor.

On the first floor is the principal bedroom which enjoys a fabulous outlook over the garden and benefits from a large walk-in dressing room which could also be utilised as a nursery. There are three further particularly well proportioned double bedrooms, refitted family shower room and a spacious refitted family bathroom.

Outside doesn't disappoint either with a beautifully private and secure 120 Ft. mature garden that enjoys the most requested of aspects, due South. The frontage is impressive with a recently upgraded granite block driveway and professional landscaping, there is also a side gate that provides access.

Whilst the property is a fantastic size, if you are looking for longevity and future proofing for your next home there is still significant opportunity to extend in line with neighboring homes to the rear or into the loft space, subject to the usual consents.

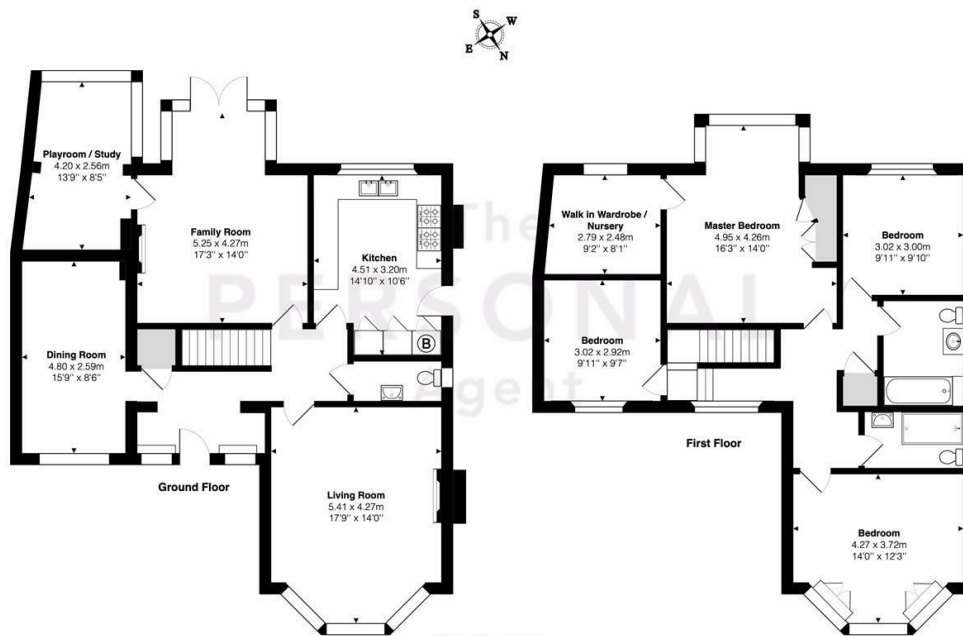
The property is located within a Conservation Area within Epsom's tranquil College Area. A highly sought after spot, close to numerous local schools, Epsom's bustling town centre and mainline rail links. The area has recently benefited from the introduction of residents parking permits.

Tenure - Freehold  
Council tax band - D









College Road, Epsom  
Total Area: 182.5 m<sup>2</sup> ... 1964 ft<sup>2</sup> (excluding store, garden)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

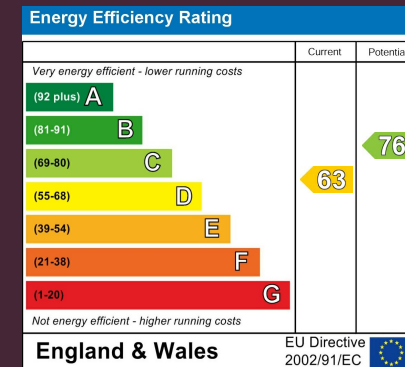
No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The  
**PERSONAL**  
Agent



**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.



