Adelphi Road, Epsom

The PERSONAL Agent

Guide Price £450,000

Freehold

- No onward chain
- Central Town centre location
- Victorian terraced home
- Two double bedrooms
- Two reception rooms
- Modern kitchen
- Downstairs bathroom
- En suite shower room
- Residents permit parking
- Moments from shops & High Street

If you are looking for an attractive Victorian home in the heart of Epsom then look no further! Tucked away in a cul de sac within 0.3 miles of Epsom's mainline station and just a stone's throw from the High Street.

This two double bedroom terraced home enjoys such a practical and central location within the very heart of the town centre with excellent access to all of the surrounding amenities and excellent transport links.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor or making a downsize move we recommend viewing this fine home.

As you step into this sweet terraced house you are presented to your right with a cosy reception room with feature fireplace making it a real focal point of the home. To your left is the dining room with enough space for a large dining table and chairs for more formal dinners with family and friends and an understairs cupboard ideal for storage. The kitchen is a separate space which leads on to a contemporary family bathroom which has a bathtub and shower.

Outside is a pretty, north east facing garden which offers great shade to relax, but benefits from morning and evening sun throughout the year. A decked area ensure you have a space for bbq's and long summer evenings with the remainder mostly lawned with planters to each side and a storage shed.

Upstairs, the master bedroom is spacious, benefitting from built in storage, with plenty of room to add more. The second bedroom is at the rear with further storage, an en suite shower room and views of the garden and green scenery behind the property.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/ 45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council Tax Band- C

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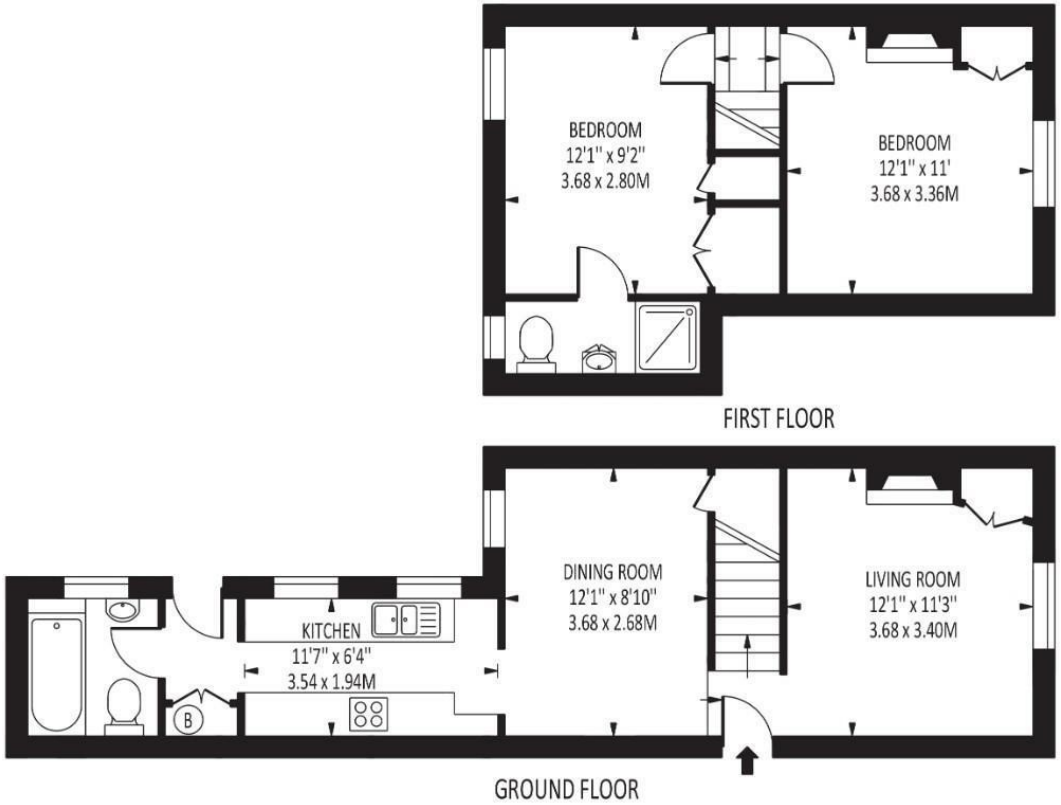
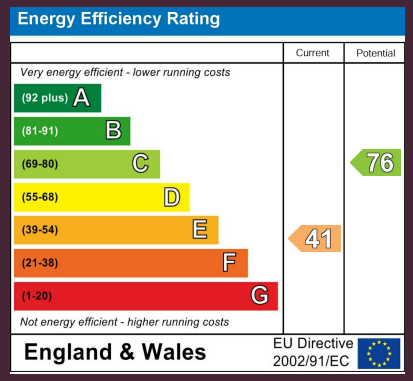
Adelphi Road

Total Area: 752 SQ FT • 69.86 SQ M





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