



Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £500,000 Freehold

- Charming Victorian cottage
- Sought after College Area
- Two well proportioned bedrooms
- Stylish contemporary bathroom
- Character fireplace with wood burner
- Open plan living and dining
- Fitted kitchen with breakfast bar
- Private landscaped rear garden
- Town centre within easy reach
- Epsom station approx. 0.5 miles away

Situated in the highly sought after College Area of Epsom, this attractive two bedroom Victorian semi detached cottage offers a wonderful combination of period charm, contemporary style and an exceptionally convenient location. Church Road is a well regarded residential setting, perfectly placed for enjoying the best that Epsom has to offer, with the town centre and railway station both within easy walking distance.

From the moment you step inside, the property delivers a bright and welcoming feel, with character features complemented by a stylish modern finish. The generous lounge provides a comfortable space to relax, centred around an exposed brick fireplace with wood burning stove, while the open plan arrangement flows naturally through to the dining area and kitchen, creating an inviting space for both everyday living and entertaining.

The fitted kitchen is thoughtfully arranged with a range of storage and workspace, together with a useful breakfast bar that



provides the perfect spot for a morning coffee or casual meal. The accommodation is complemented by a beautifully presented contemporary bathroom, while the two bedrooms are both sensibly proportioned and offer versatile space for couples, small families or those looking for a dedicated home office.

To the rear, the property enjoys a private garden extending to approximately 30ft. This attractive outside space provides an ideal setting for relaxing in the warmer months, entertaining friends or simply enjoying some quiet time away from the hustle and bustle of everyday life.

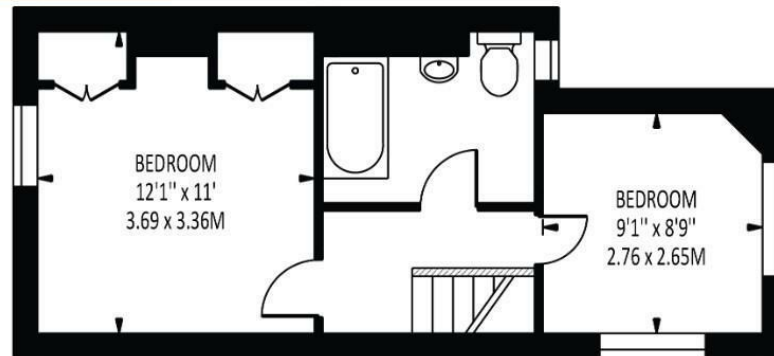
The house is also well equipped for modern living, benefiting from double glazing and gas central heating, while the overall presentation means the new owner can move in and enjoy the property without the need for immediate improvement works. The combination of period character, practical accommodation and contemporary presentation makes this a particularly appealing home.

The College Area of Epsom is one of the town's most desirable residential pockets, known for its leafy avenues, elegant period homes and peaceful, community focused atmosphere. Centred around the prestigious Epsom College, the area has a refined yet welcoming feel, with beautifully maintained streets and generous green spaces that appeal to families and professionals alike. Its proximity to the Downs, excellent local schools and easy access to Epsom town centre make it especially sought after, offering a perfect blend of tranquillity, charm and convenience for those looking to enjoy a high quality Surrey lifestyle.

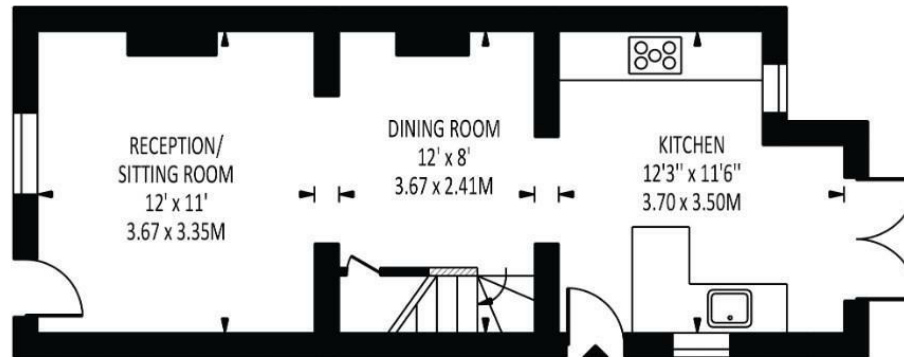
Tenure- Freehold
Council tax band- D







FIRST 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) A	61	87
(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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