



Carters Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £540,000 Freehold

- Tucked away in a private road
- Two bedrooms
- Victorian semi-detached cottage
- Fully refurbished
- Stunning 21ft living/dining room
- Courtyard rear garden
- Secure front garden
- 18ft x 10ft summer house
- Driveway with two parking spaces
- Equidistant to Town & Downs

Located on a quiet and desirable private cul-de-sac just a short walk from open fields, this attractive character cottage has been sensitively improved by the current owner to create a flexible, open space that will suit families or couples alike.

As soon as you step through the front door the wonderful atmosphere of the property is immediately evident, with a genuine homely feel to the open plan living/dining area, not to mention the convenience of the local store that is just at the end of the road and two handy off-street parking spaces.

This charming and beautifully finished home is deceptively spacious. We highly recommend a closer look to fully appreciate all its character and balanced accommodation it enjoys over two floors.

Carters Road is a quiet private cul-de-sac that is equidistant of Epsom town centre and the green spaces of Epsom Downs, with access to open fields by the footpath just over the road making it the perfect balance between town and country living.



The entrance hall leads to the 19ft x 15ft open plan living/dining room that is the heart of this home and coupled with a modern kitchen, the downstairs provides a brilliant space to entertain in and also has access to the rear courtyard. On the first floor are two bedrooms with both being serviced by a spacious upstairs bathroom too.

To the front is a driveway with parking for two cars and a private garden with patio for entertaining and a large detached 18ft x 10ft summer house that could be used as a garden office which is the perfect space to work from home, gym or playroom.

The property is situated within close proximity to the open spaces of Epsom Downs which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes).

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a

wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax - D





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Carters Road

Total Area: 896 SQ FT • 83.24 SQ M
(Including Summer House)
Summer House Area : 193 SQ FT • 17.97 SQ M



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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
England & Wales		EU Directive 2002/91/EC

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