



Wyeths Road, Epsom

The **PERSONAL** Agent

# Guide Price £525,000

## Freehold

- No onward chain
- Victorian terraced home
- Almost 1000 sq ft of accommodation
- Two double bedrooms
- Two reception rooms
- Upstairs four piece bathroom
- Secluded rear garden
- Scope to extend and reconfigure over time (STPP)
- Walking Distance of local amenities
- Permit Parking on street

Coming to market with no onward chain and set within the very heart of the highly desirable College Area at the end of a rarely available and sought after quiet cul de sac, this attractive Victorian terraced house is deceptively spacious inside and excellently positioned, being just a short walk from the town centre and railway station which is little over half a mile away.

The property is presented to a great standard throughout and benefits from bright and light accommodation laid out over two floors. The property offers longevity and a great opportunity to place your own stamp on and create a wonderful home in one of the areas most favoured locations.

Wyths Road has excellent access to all the surrounding amenities and is within the catchment areas to many outstanding primary and secondary schools. The house is also close to transport links with Epsom providing a commuter service to London Bridge, Waterloo, and Victoria. Therefore, whether you are a first-time buyer, investor or making a downsize move, we highly recommend viewing this fine home.



This delightful home boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over comfortably.

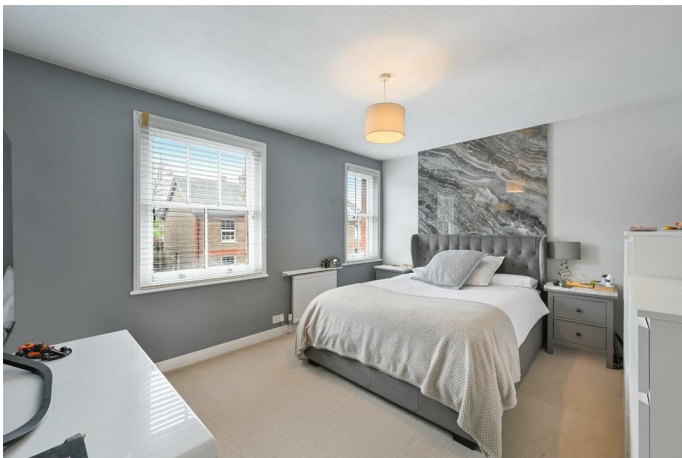
The property features a stylish contemporary four piece bathroom, whilst the equally modern kitchen is a highlight of this home, providing a sleek and functional space for all your culinary adventures.

Step outside into the well-maintained rear garden, where you can enjoy the sunshine and relax in your own private outdoor oasis. The garden is perfect for hosting summer barbecues or simply unwinding after a long day.

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





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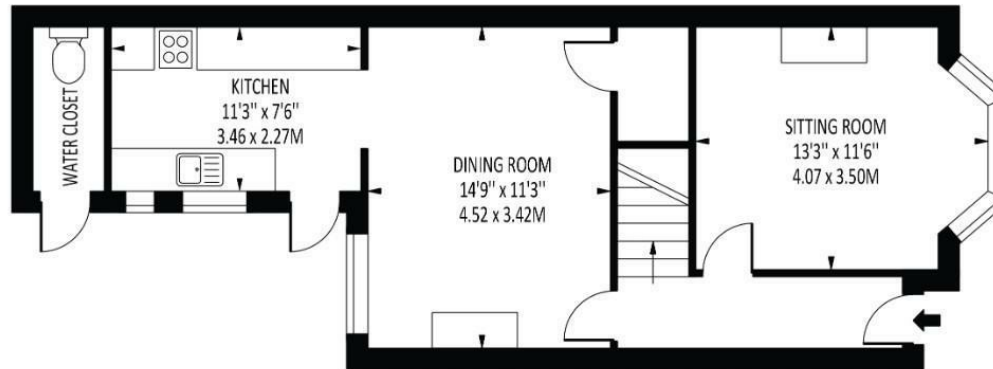


Wyeths Road

Total Area: 986 SQ FT • 91.57 SQ M  
(Including Water Closet)  
Water Closet Area : 25 SQ FT • 2.30 SQ M



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) <b>A</b>                          |           | <b>83</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>58</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| 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.

