



Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £590,000 Freehold

- Elegant Edwardian home
- Prime College Area location
- Two double bedrooms
- Four piece upstairs bathroom
- Lounge with Bay Window & Fireplace
- Spacious dining room
- Private and secluded East facing garden
- Utility room & downstairs W.C
- Extension potential (STPP)
- Catchment of great schools

Set in the very heart of the highly sought after College Area, this elegant Edwardian residence dates back to approximately 1904 and exudes timeless charm. The property presents an exceptional opportunity for a discerning buyer to create their dream home in one of Epsom's most desirable neighbourhoods.

This deceptively spacious home spans two floors and combines characterful living with modern touches. Period elements such as sash windows and feature fireplaces are beautifully integrated throughout, preserving the historic essence of the property. These charming details, paired with the abundance of natural light that floods each room, make this home truly special.

Church Road enjoys an enviable location in the very centre of the College Area, a tranquil residential enclave renowned for its tree lined streets, strong community feel, and architectural heritage. Despite its peaceful setting, the property is just a short stroll (approximately 0.5 miles) from Epsom town centre and mainline railway station, offering fast and frequent services to London Bridge, Waterloo, and Victoria. It's the ideal location for professionals, families, or anyone seeking the balance of connectivity and calm.

The ground floor offers a practical porch leading into a welcoming entrance



hall, a bright and elegant lounge with bay window and fireplace, a separate dining room ideal for entertaining, and a well fitted kitchen with adjoining utility room and cloakroom. This thoughtful layout is perfect for modern living while still retaining the charm and proportions typical of Edwardian homes.

Upstairs, the accommodation continues to impress, with two generously sized double bedrooms, a and a contemporary four piece family bathroom.

Outside, the rear garden offers a secluded retreat with a high degree of privacy, ideal for relaxation or entertaining. A detached shed provides additional storage, and there is scope to extend the property further to the rear and loft, subject to the usual planning permissions. In summary, this is a rare opportunity to secure a characterful home in one of Epsom's most prized locations, with both charm and potential in abundance.

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.

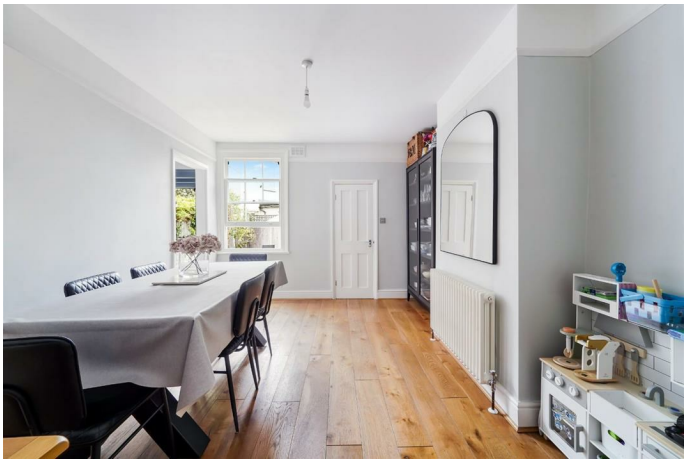
For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic

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- D







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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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

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 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 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.



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Agent

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