



Church Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Offered to the market with no onward chain
- Heart of the College Area
- Three bedroom Victorian home
- Ensuite's to main & guest bedrooms
- Retains many character features
- Stunning bay fronted living room
- Dining room links to kitchen
- Downstaird cloakroom/utility area
- 55ft South/Westerly rear garden
- Driveway with off street parking

Set within the very heart of the highly desirable College Area, this attractive Victorian home is deceptively spacious and is offered to the market with no onward chain. Being just a short walk from the town centre and railway station which is approximately 0.5 miles away, this home really enjoys the best of both worlds.

The property is presented to a good standard throughout and benefits from bright and light accommodation laid out over three floors whilst seamlessly blending character features with a contemporary and stylish finish. The dining room links to the kitchen and provides the perfect space for entertaining, social occasions and day to day family life.

Church Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.



As soon as you step through the front door the amazing feel of the property is immediately evident, the living room is centred around a wood burning stove and benefits from a large bay window with fitted plantation shutters, the dining room links seamlessly to the kitchen with a door opening to the garden. The ground floor is completed by a downstairs cloakroom that incorporates a utility area which could be re instated to a shower ubicle if required.

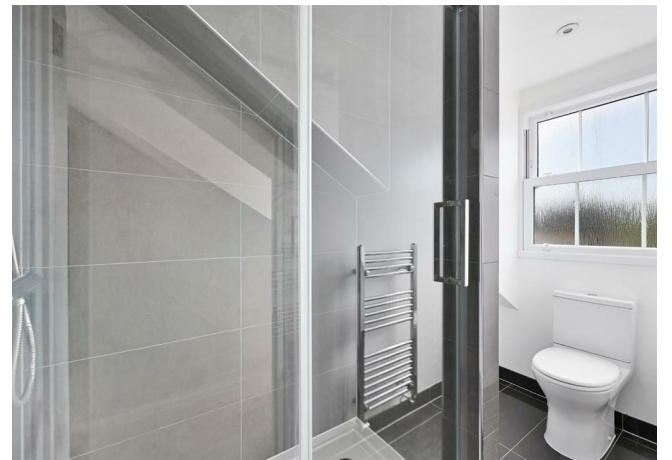
On the first floor there are two well proportioned double bedrooms, one with stunning ensuite bathroom. Stairs lead up to the second floor where there is a further bedroom with ensuite shower room, making this home extremely practical alongside the brick block driveway with private off street parking to the front.

The clients have made several upgrades during their time in the home, a notable one being the Worcester Bosch boiler system and new carpets on the first and second floors.

The South/Westerly facing rear garden not only enjoys one of the most desirable and requested aspects but also benefits from a great deal of seclusion too. The patio area is the perfect private space to sit and relax, a central artificial lawned area and further useful garden shed and separate small workshop to the rear.

The property is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links. Call today to arrange your viewing to avoid disappointment.

Tenure- Freehold
Council tax band - D







Church Road

Total Area: 1186 SQ FT • 110.21 SQ M
(Including Eaves Storage, Restricted Height Area & Excluding Storage)
Eaves Storage & Restricted Height Area : 51 SQ FT • 4.70 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	76
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.



The
PERSONAL
Agent

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.

