



Treadwell Road, Epsom

The **PERSONAL** Agent

Guide Price £540,000

Freehold

- Cleverly extended Victorian home
- Two/three generous bedrooms
- No ongoing chain
- Two/three reception rooms
- 72ft Southerly facing rear garden
- Upstairs bathroom
- Equidistant of Town & The Downs
- Popular residential road
- Providing good school catchment
- 938 Sq. Ft of flexible accommodation

Set within a popular residential road that is equidistant of Epsom town centre and The Downs, this deceptively spacious Victorian semi-detached home is offered to the market with no ongoing chain.

Incorporating individual design touches throughout, the property is superbly laid out for day to day living and entertaining with flexible and generous accommodation. The stunning rear reception room provides the real wow factor and links seamlessly via sliding doors to the garden.

The patio terrace opens up to the 72ft Southerly facing rear garden, which is not just a noteworthy point, but likely to be one of the many things that stick in your mind long after viewing this property.

There are two generous double bedrooms laid out over the first floor with a large upstairs family bathroom, whilst the ground floor benefits from three generous reception rooms in total and



a fitted kitchen, all making this fine home stand out from the crowd.

These homes are easily extendable, subject to the usual consents, with many of them extending into the loft to provide more bedroom space, and loft conversions on these homes provide a lovely elevated outlook and far reaching view of The Queens Stand at Epsom Downs racecourse in the distance.

Outside the South facing garden measures an impressive 72ft and offers a secluded patio area and mature shrub borders. The garden should be viewed as the perfect blank canvas for someone to come in and place their stamp on with the added space of being able to create a garden cabin, without compromising the feel of the outside space this home enjoys.

It is truly a rarity for us to see a Victorian house in this location with just as much flexibility, but this fine home really has it all including an abundance of natural light. School catchment and access to Epsom station and the open spaces of The Downs are

all catered for perfectly and immediate viewing is essential to fully appreciate the amazing presentation throughout.

Nearby 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, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Freehold

Council tax band - E

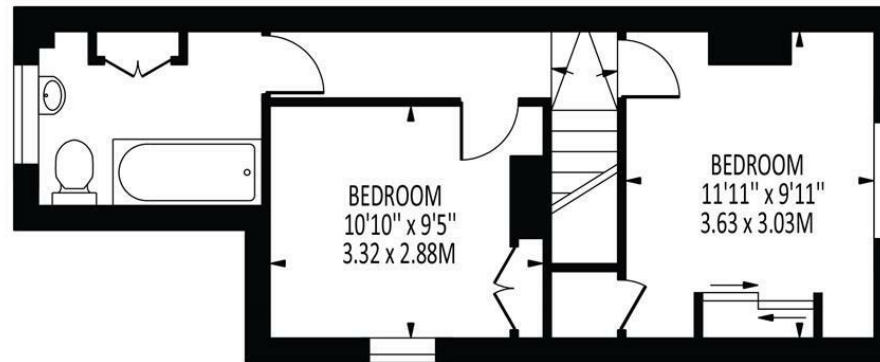




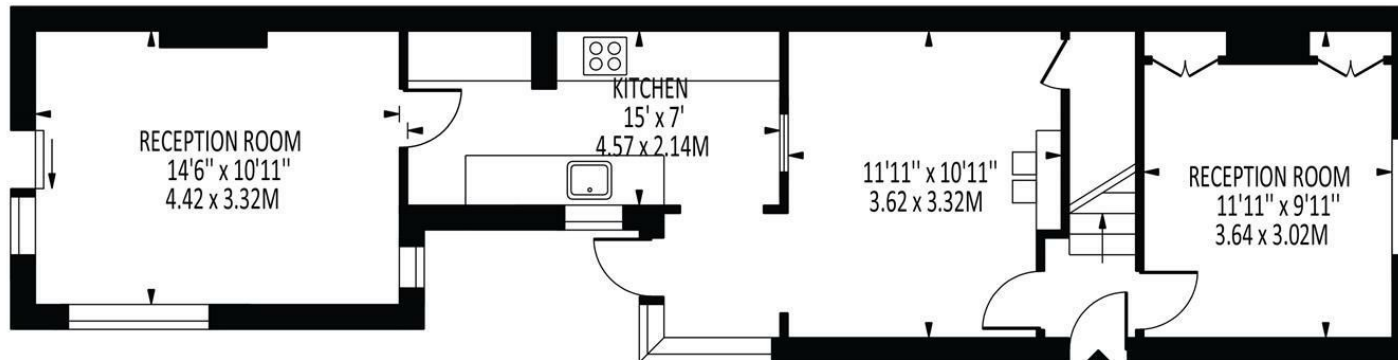
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Treadwell Road
Total Area: 938 SQ FT • 87.14 SQ M



FIRST FLOOR



GROUND 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	38	78
England & Wales		
EU Directive 2002/91/EC		

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