



Beech Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- Three bedrooms
- Popular cul de sac
- Equidistant of Town & Downs
- Viewing recommended
- Living room with feature fireplace
- Dining room & separate kitchen
- Upstairs bathroom
- Off street parking
- East/West facing garden
- Scope to convert loft space STPP

The Personal Agent are proud to present this attractive terraced home that is set within a quiet and popular cul-de-sac, just a short walk from open fields that are accessible by a bridle path at the end of the road.

As soon as you step through the front door, the atmosphere of the property is immediately evident with a genuine homely feel along with a fantastic sense of privacy from the neighbouring homes, not to mention the convenience of the local store that is just on the corner of the road.

This charming home warrants a closer look to fully appreciate the stylish design touches that compliment its original character.

Beech Road is a quiet residential 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 at the end of the road making it the perfect balance between town and country living.



The property offers a covered porch, entrance hall with under stairs storage, living room with bay window and feature fireplace, dining room with doors opening onto a secluded terrace and a separate kitchen.

There are two double bedrooms on the first floor, a third single bedroom that could be used as a comfortable single bedroom or as a study/work from home office. Also, a white bathroom suite.

The garden is beautiful and has been landscaped for easy maintenance with a terrace and defined seating areas, making it ideal for entertaining and al-fresco dining. To the front of the property is a brick block driveway with off street parking.

The property is situated within close proximity of the open spaces of Epsom Downs which is home of the world famous Derby, with Epsom town centre and mainline station (approx.

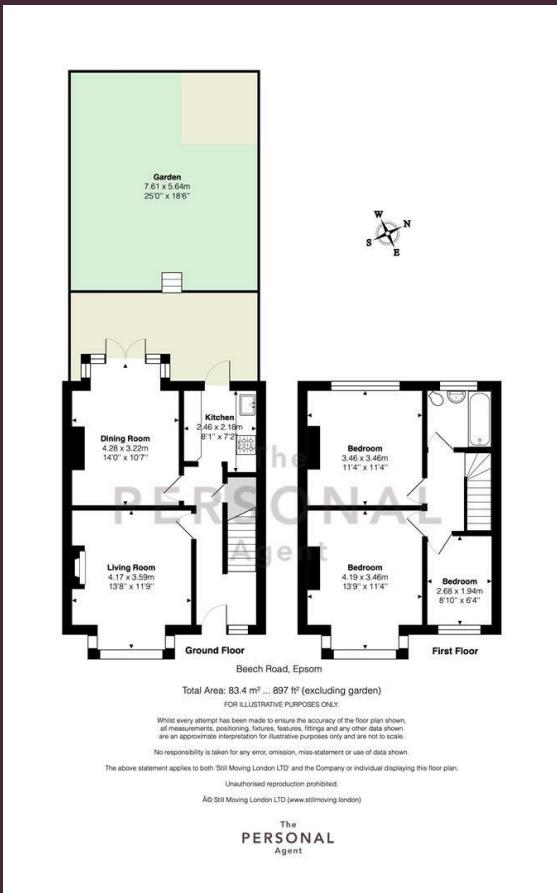
25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes). Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment.

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 band - D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 333699

LETTINGS & MANAGEMENT
163 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.

