



College Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £835,000 Freehold

- Attractive 'Halls Adjoining' Edwardian home
- Three generous double bedrooms
- High ceilings and retained period detailing
- Two spacious reception rooms
- Stunning 21ft kitchen/breakfast room
- Practical downstairs cloakroom
- Beautifully presented family bathroom
- Charming cottage style design garden
- Benefitting from excellent school catchment
- Walk To High Street, Station & Park

Set within the highly sought-after College Area of Epsom, this beautifully presented halls-adjoining Edwardian home combines timeless character, generous proportions and stylish modern living, offering an exceptional opportunity for buyers seeking both space and convenience.

Positioned within a desirable Conservation Area and close to highly regarded schools, Epsom town centre and mainline rail links, the property enjoys an enviable setting. An attractive frontage, abundant natural light, high ceilings and retained period detailing create an immediate sense of warmth and elegance.

Thoughtfully and significantly improved by the current owner, the home is presented in superb condition throughout. The result is a seamless blend of classic architecture and contemporary design, creating a stylish and welcoming home perfectly suited to modern family life.

The bright entrance hall leads to a stunning bay-fronted living room, complete with wood-burning stove and plantation shutters, creating a cosy yet refined space for relaxing. To the rear, the kitchen/dining room forms the heart of the home, featuring sleek high-gloss units, space for a large dining



table and bi-fold doors opening onto the garden, creating a seamless connection between indoors and out.

The former dining room has been cleverly repurposed to provide valuable flexibility, working equally well as a playroom, family snug, home office or even a fourth bedroom if required.

Upstairs, three generously sized double bedrooms provide comfortable accommodation. The impressive principal bedroom benefits from excellent proportions and natural light, with potential to create an ensuite, subject to the usual consents. A thoughtfully reconfigured family bathroom, finished to a high standard, completes the first floor.

Externally, the property continues to impress, with attractive gardens to both the front and rear. The rear garden has been thoughtfully designed in a charming cottage style, with a generous lawn complemented by a raised deck, mature borders and well-stocked raised beds. Offering a wonderful balance of character and practicality, it provides an ideal setting for entertaining, family time or simply relaxing in a peaceful and private environment.

The location further enhances the appeal, with an excellent choice of green open spaces nearby, alongside a range of leisure facilities and convenient transport links. Residents also benefit from a recently introduced parking permit scheme.

Combining period character, generous accommodation, attractive outdoor space and a highly convenient setting, homes of this calibre are rarely available. An internal viewing is highly recommended to fully appreciate the quality, flexibility and charm this exceptional property has to offer.

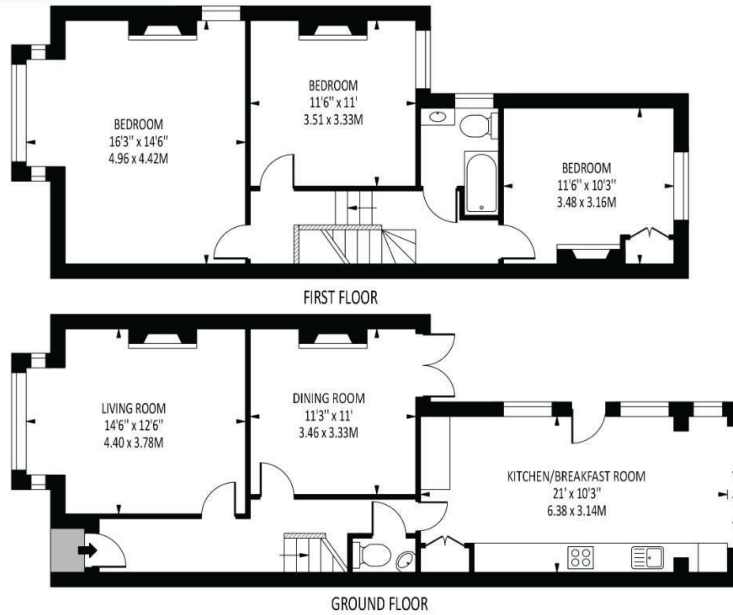
Tenure - Freehold
Council Tax Band: E



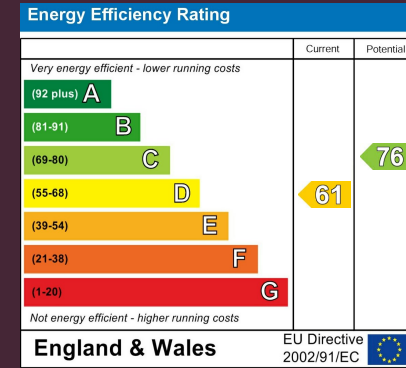
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Total Area: 1207 SQ FT • 112.12 SQ M



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