



Castle Road, Epsom

The **PERSONAL** Agent

Guide Price £385,000

Freehold

- Periphery of Epsom Common
- Attached bungalow
- Origins date back to circa 1850
- Two double bedrooms
- Generous lounge/diner
- Refitted kitchen
- Modern white bathroom suite
- Very useful utility room
- Beautiful wrap around garden
- Walk to Town & Station

Occasionally, we are fortunate enough to market a property that is so unique that our description just cannot do it justice... this tucked away attached bungalow is one of those rare few!

Set right next to Epsom Common, this unique home has origins dating back to circa 1850 and is offered to the market in very good order throughout with many recent upgrades made by our client.

The property is situated within close proximity of the Stamford Green conservation area, which is bordered by the ancient woodland of Epsom Common with its bridle and cycle paths linking Horton Country Park and Ashtead Common.

Approximately 100 meters from the property is a footpath with easy walking access to Epsom town centre and railway station that are approximately a 20 minute walk away.



Enjoying great seclusion coupled with this fantastic location, it is hard to imagine a better located home.

The property is accessed via a private footpath from Castle Road which leads to the property, the beautifully maintained wrap around garden is fully enclosed and easily manageable with a well positioned Pergola and seating area. The property briefly comprises two genuine double bedrooms, a generous living/dining room with doors to garden, modern re-fitted kitchen, modern white bathroom suite and a separate attached utility room which is accessed from the garden.

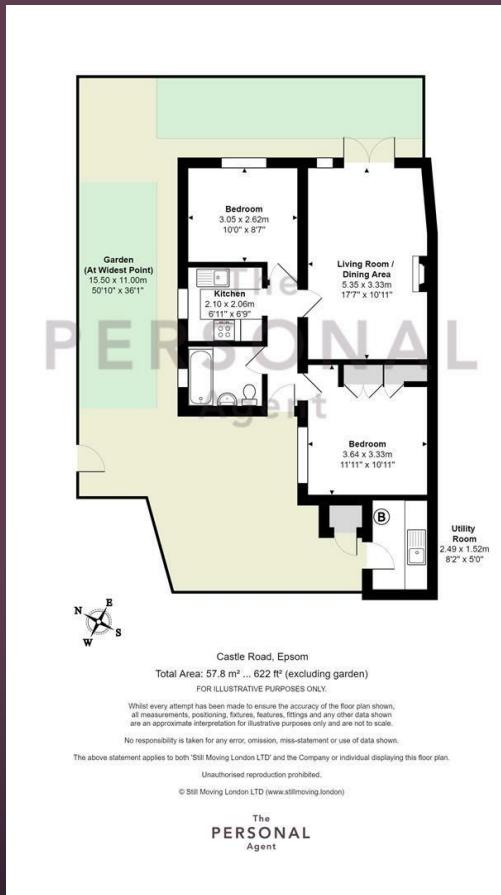
The property has been the subject of many recent upgrades and is very well maintained benefiting further from gas central heating, double glazing and has also had the ridge tiles on the roof re-pointed in recent years. The property would suit someone looking to downsize but not downgrade or a first time buyer seeking a secluded freehold home.

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.

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. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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