



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 Ashted 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.

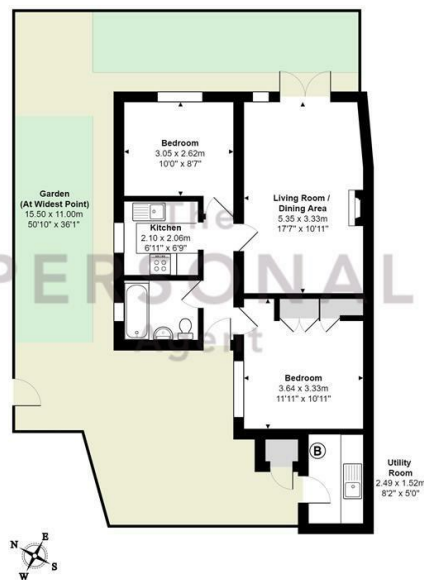
Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.











Castle Road, Epsom  
Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup> (excluding garden)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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