



Worple Road, Epsom

The **PERSONAL** Agent

O.I.R.O £600,000

Freehold

- No ongoing chain
- Conservation area
- Quiet Town Centre backwater
- Two generous double bedrooms
- Victorian semi-detached built 1868
- Two reception rooms & cellar
- Upstairs bathroom
- Secluded 82ft x 65ft rear garden
- Driveway with parking x 2
- Easy walk from Town, Station & shops

Located in a highly sought after and rarely available residential area within a short walk of Epsom town centre and railway station, this delightful Victorian character cottage is offered to the market with no ongoing chain and benefits from a generous and secluded garden as well as a driveway with off street parking.

On the ground floor the property enjoys an enclosed porch and hallway, a living room with french doors to the garden, a dining room that links to the kitchen and access to the lower ground floor which benefits from a sizable cellar that provides flexible use as a work from home office, further reception area or excellent storage.

On the first floor there are two genuine double bedrooms that are almost identical in size and character features throughout in terms of feature fireplaces and sash/leaded light windows throughout.



Further noteworthy points include the wonderful private and secluded rear garden, private front garden, sash windows, gas central heating, driveway with parking and a useful loft space.

As soon as you step through the front door the amazing feel that the property offers is immediately evident, the accommodation comprises lounge, dining room, kitchen, cellar/basement, two double bedrooms and an upstairs bathroom.

The real wow factor, alongside the character of this home is the garden set up. Secluded and much larger than average for this type of home, the gardens enjoy an excellent width and depth (82ft x 65ft) as well as providing excellent scope to extend STPP. There is a large driveway to the side which provides off street parking for two cars.

This property manages to perfectly balance the convenience of being within a stones throw of the town centre and the wonderful backwater feel that this conservation area is renowned for.

Location: Worple Road is located just to the South of Epsom High Street in the very heart of Epsom Town Centre. Epsom Station, High Street and Rosebery Park are all just a short walk away as are many excellent local schools including St Martins and St Christopher's.

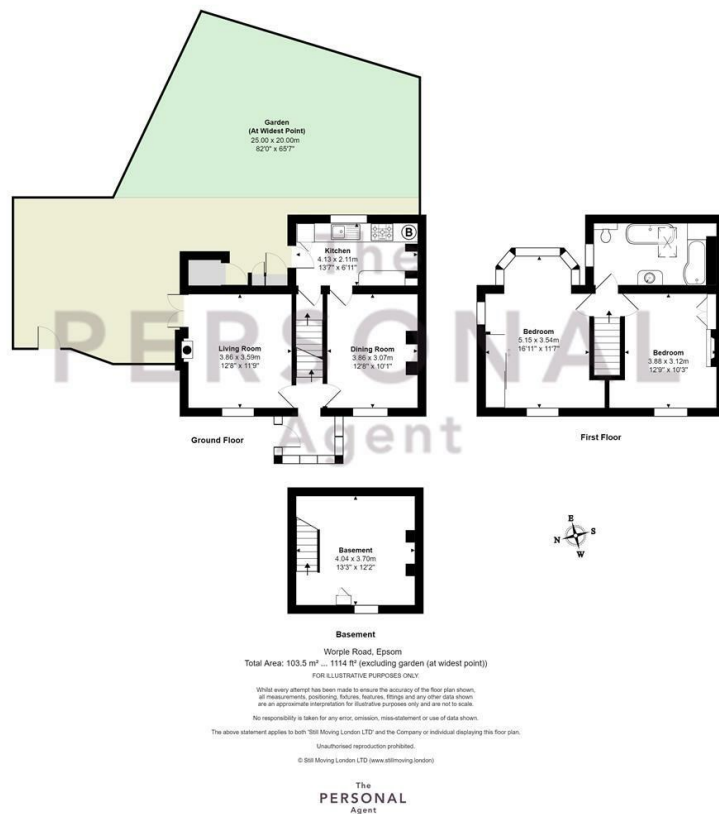
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety 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.

Viewing is highly recommended to appreciate this charming and rarely available character home. Sole agent.







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		
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.



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Agent

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