



Albert Road, Epsom

# £625,000

- Three Spacious Bedrooms
- Heart of the College Area
- Lounge/dining room
- Kitchen/breakfast room
- D/s cloakroom & utility nook
- Two en-suite shower rooms
- Main family bathroom
- Modern semi-detached (built in 2008)
- Driveway with two parking spaces
- Walk to Town & Station



The Personal Agent are pleased to present this modern three bedroom semi detached property situated in the highly sought after College area of Epsom and offered with no ongoing chain.

The property was constructed in 2008 and benefits from spacious and bright accommodation over three floors. The ground floor comprises of a lounge/dining room, kitchen/breakfast room with granite work surfaces and door to the rear garden, a downstairs cloakroom and utility nook. On the first floor there is a master bedroom suite with en-suite shower room, second large double bedroom and a family bathroom.

On the second floor there is a further bedroom (measuring 24ft long) with an en-suite shower room, which offers great flexibility of use with our client having used it as a study and TV snug in previous years.

Outside there is an enclosed landscaped rear garden and parking for two cars to the side. The property is walking distance of the town centre, railway station and within catchment of many good local schools.

Viewing is strongly advised to avoid disappointment by vendors sole agent.

Perfect for those wanting to downsize but not downgrade, a young family looking for school catchment or a professional couple, this modern house is located within the heart of the sought after College area of Epsom and is within close proximity of Alexandra Park, not to forget the open spaces of the nearby Epsom Downs.

Noteworthy points to mention are the driveway with off street parking for two cars and all the practicalities that you would expect with a modern house that is only 13 years old.

The property provides secure and secluded living with an excellent level of finish and presentation throughout, and is situated within close proximity to Epsom town centre and mainline station; there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes).

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.

Freehold











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>	<b>80</b>	<b>81</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.







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