



**33 Adelphi Road, Epsom**  
Epsom

Guide Price **£450,000**



## 33 Adelphi Road

Epsom, Epsom

Charming 2-bed semi-detached house in peaceful cul-de-sac. Characterful reception room, dining room, updated kitchen, family bathroom. Generous bedrooms, under-stair storage. Garden, patio, shed, potential to extend. Close to town centre, train station, parking available. Early viewing recommended.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Semi-Detached
- Two Double Bedrooms, Updated Bathroom
- Good Size Kitchen
- Fireplace
- Garden & Patio
- End Of Cul-de-sac
- Two Mins Walk to Town, Station
- Permitted Residents Parking
- Chain-Free
- Potential to Extend (STPP)



Cairds is pleased to present this charming 2-bedroom semi-detached house offered Chain-Free close to all the amenities of Epsom town centre. The property boasts a welcoming reception room, with alcoves on either side of a brick fireplace adding character to the room. On the left is the dining room leading through to a well-appointed kitchen providing ample cabinetry for all your appliances and plenty of countertops for preparing daily meals. Adjoining is a modernised family bathroom. Upstairs, two generously sized double bedrooms both feature built-in wardrobes, and there is bonus under-stair storage as well. There is also potential to extend (subject to planning permission) providing flexibility for a growing family.

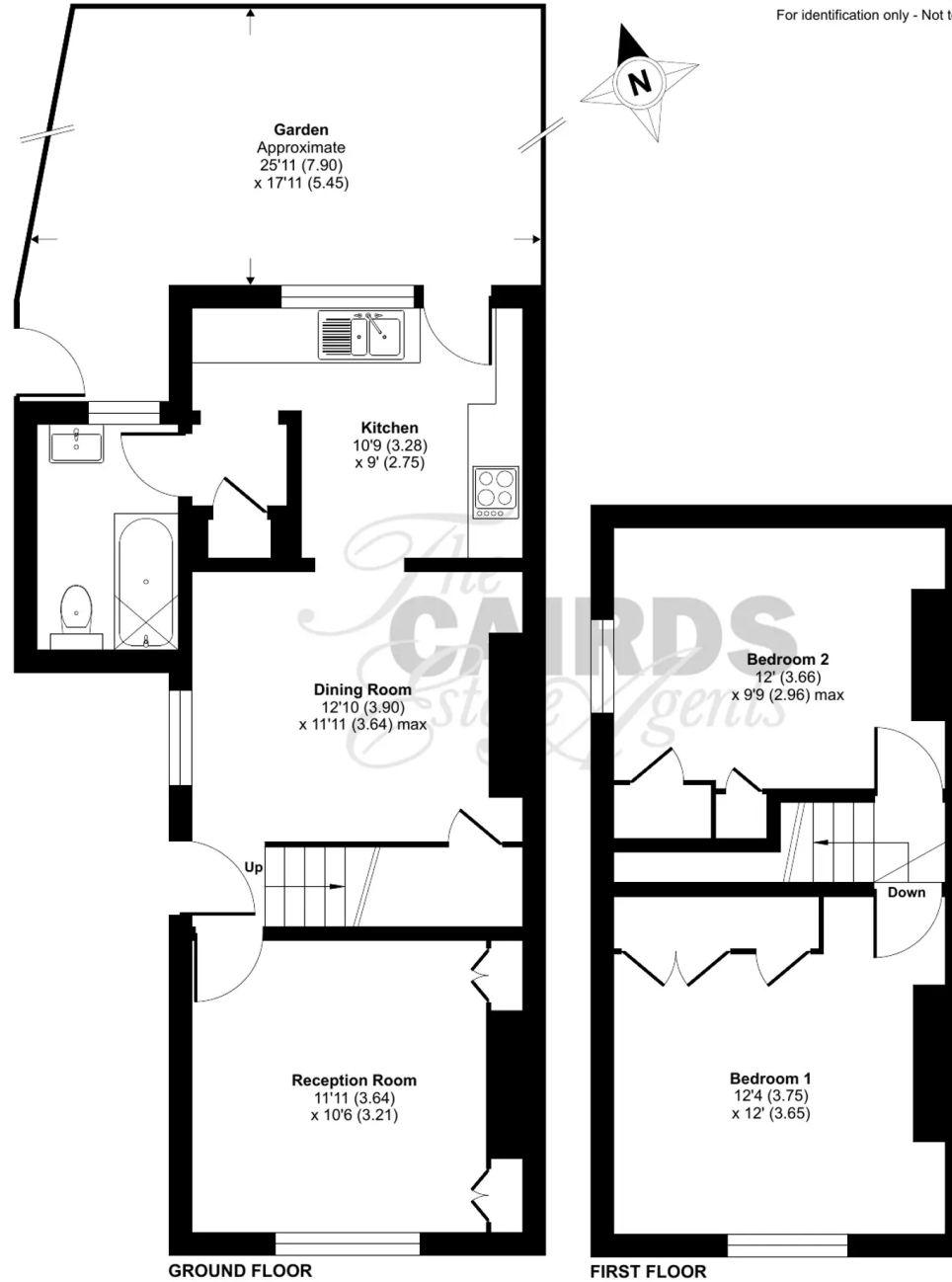
Moving outside there is a good sized garden with shed, offering great play space for the children and outside dining on the patio during the summer. Located at the end of a peaceful cul-de-sac, the property is conveniently situated a mere two-minute walk to the town centre and train station, so residents enjoy easy access to town centre shopping, restaurants, cinema, library and commuter transport links. With parking permits residents can also enjoy the use of a designated parking area or on-street parking.

In summary this property ticks all the boxes for a starter home or investment. An early viewing is highly recommended.

# Adelphi Road, Epsom, KT17

Approximate Area = 747 sq ft / 69.3 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cairds - REF: 1136934





## Cairds The Estate Agents

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