



Albert Road, Epsom



£650,000

Freehold

- Heart of the College Area
- Unique detached home
- 65ft x 32ft rear garden
- Flexible & spacious layout
- Living room & conservatory/diner
- Study/bedroom three
- Two generous double bedrooms
- Family bathroom
- Private Drive
- Scope to extend STPP if desired

Set within a sought after road in the heart of the prestigious and highly desirable College Area and occupying a fantastic position within the road, this attractive & unique detached home is such a special example that we believe it warrants a closer inspection to fully appreciate it.

The property has been well maintained by the current owners but still provides plenty of opportunity for the new owners to put their own stamp on it with the potential to extend if desired (subject to the usual planning consents).

From the moment that you step through the front door the homely feel is immediately apparent. Well proportioned flexible accommodation, a real feeling of seclusion and tasteful decor bring everything together to create an ultimate first impression.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing. Sole agent.



As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. The property benefits from a spacious reception room, conservatory/diner, a quality kitchen, study/bedroom three, downstairs cloakroom, two incredibly well proportioned bedrooms and a family bathroom.

The outside of the property doesn't disappoint either with a good frontage, a driveway with parking and an absolutely stunning rear garden that provides a secluded and private sanctuary and measures 65 ft x 32 ft.

Albert Road has long been a hugely sought after address. Located within the College Area you will enjoy a peaceful environment within easy walking distance of the town centre. Epsom boasts a wealth of excellent schools, both in the public and private sectors, wonderful rail links and a bustling town centre and High Street which is approximately 0.7 of a mile away or a 13 minute walk.

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 airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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