



Wyeths Road, Epsom



# £525,000

## Freehold

- Beautifully presented throughout
- 2/3 double bedrooms
- Kitchen/dining room
- Recently replaced boiler
- Generous living room
- Upstairs bathroom
- Excellent local schools
- Southerly facing spacious garden
- Backing allotments
- Off street parking



Set within the very heart of the highly desirable College Area, this Victorian end of terrace home dating is deceptively spacious and enjoys an 53ft Southerly facing rear garden.

Being just a short walk from the town centre and railway station which is approximately 0.4 miles away, this home really enjoys the best of both worlds.

The property is presented to a good standard throughout and benefits from bright and light accommodation laid out over two floors whilst seamlessly blending character features with a homely feel and finish.

Wyeths Road is a highly regarded no through road and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge,

Waterloo and Victoria.

Sole agent, vendor suited.

Description: If you are looking for a spacious and well presented family home in a superb neighbourhood then look no further! Cleverly extended and much improved by the current owner the property is currently arranged over 2 floors. The ground floor accommodation consists of a square lounge with built in storage, modern kitchen/diner with integrated appliances, (the boiler has been recently replaced and boasts a 10 year guarantee) and a pleasant outlook over the rear garden and a spacious double bedroom with built in wardrobes.

Upstairs there are two further double bedrooms and a modern family bathroom with contemporary tiling and white suite. The property also benefits from a partially boarded and insulated loft space.

The 53ft Southerly facing garden is a huge selling point as it backs directly onto the College Area allotments which completes this fine home.

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 and an excellent choice of local schools. Epsom Station offers a fast, regular service in to London Waterloo, Victoria and London Bridge.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</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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