



Beaconsfield Place, Epsom

 **the personalagent**

Offers In Excess Of £450,000

- Popular residential road
- Two spacious bedrooms
- Victorian end of terrace house
- Stylish & well presented finish
- South/Westerly facing courtyard
- Two reception rooms
- Extended kitchen with vaulted ceiling
- Modern updated bathroom
- Residents parking on permit
- Walk to town & station

Set in a superb position within a popular residential road, this very well presented Victorian end of terraced home warrants immediate inspection to fully appreciate all it has to offer.

The property boasts two double bedrooms, living room with wood burner that opens to both the lounge and the dining room then links to a cleverly extended kitchen with vaulted ceiling that in turn backs on to a secluded South/Westerly facing rear courtyard. Set in a peaceful yet convenient location with easy access of the open green spaces of the Epsom Downs or nearby Epsom Common and excellent transport links, this fine home really offers the best of both worlds.

When you couple the wonderful position it enjoys with its private courtyard it really has to be considered as the perfect small town centre home. The property is also within the catchment of the well regarded local schools, the High Street is



within easy walking distance and Epsom mainline station boasts regular services to London Victoria, Waterloo and London Bridge.

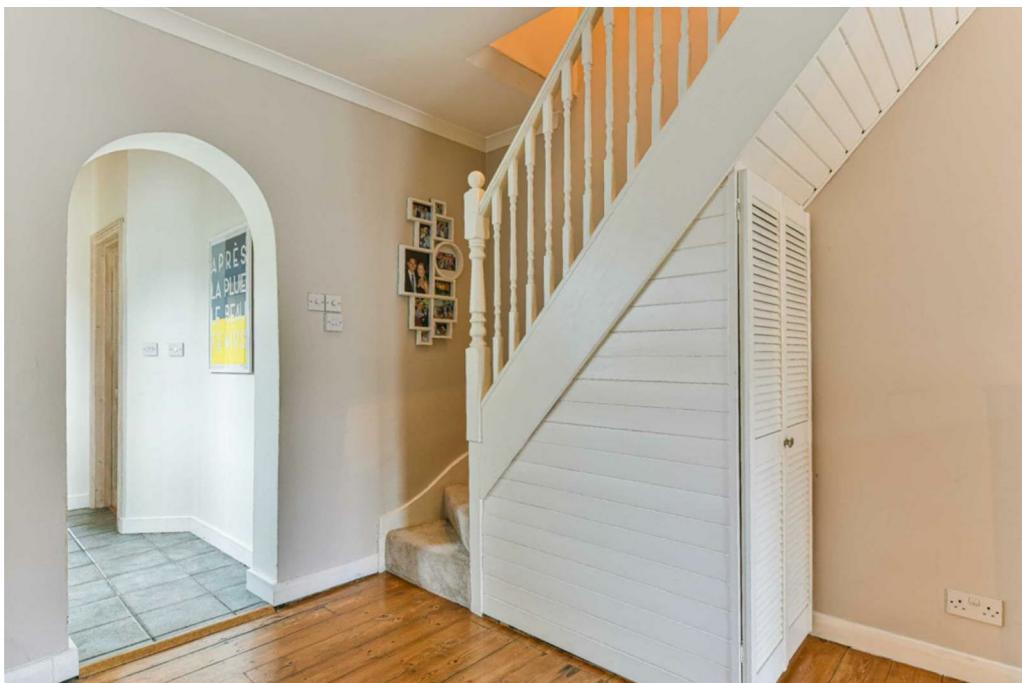
As soon as you step through the front door the amazing feel of the property is immediately apparent, with stylish decor and a huge amount of natural light throughout the entire house, this really is a must see property. The South/Westerly facing courtyard not only benefits from the most desirable and requested of aspects but it also has a side gate which leads to resident parking under permit.

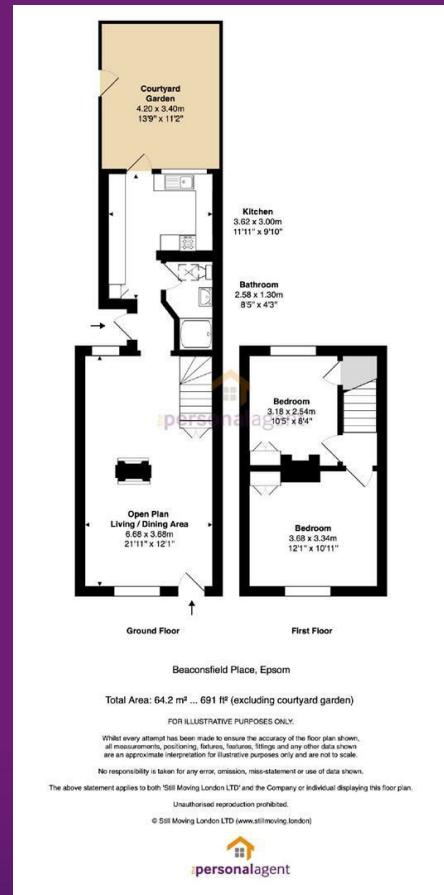
Further noteworthy points to mention include updated bathroom, full double glazing, gas central heating, wood burning stove with central chimney breast and access to a useful loft storage space which has been converted in neighbouring homes to provided a full loft room.

The property is set within a popular residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D	55	
(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
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk



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 any 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.



the **personalagent**