



Beaconsfield Place,



£385,000

Freehold

- Popular residential road
- Two spacious bedrooms
- Victorian end of terrace house
- Stylish & well presented finish
- Low maintenance courtyard
- Two reception rooms
- Fitted kitchen & modern bathroom
- Replaced double glazed sash windows
- Residents parking on permit
- Walk to town & station
- Sole agent

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 open fireplace, new double glazing and a dining room that links to a kitchen that in turn opens on to a low maintenance 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 courtyard is a blank canvas but has a storage shed and a side gate which leads to resident parking under permit.

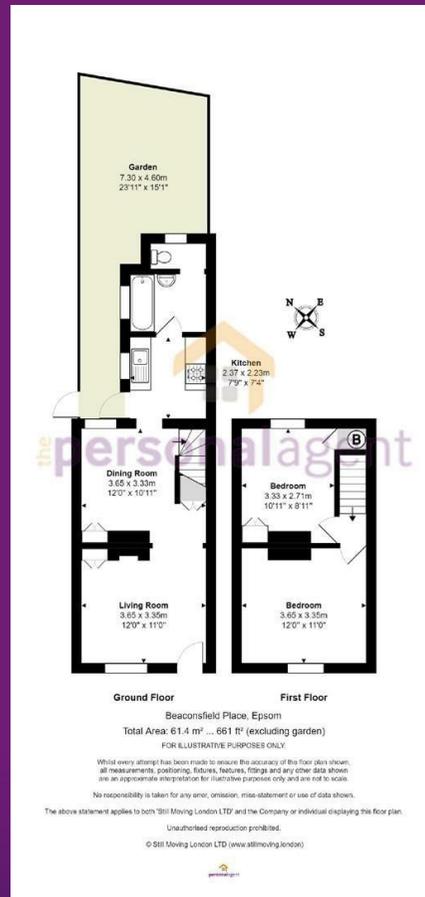
Further noteworthy points to mention include full double glazed sash windows, gas central heating, stripped wooden floor boards, open fireplace with exposed red brick chimney breast and access to a useful loft storage space which has been converted in neighbouring homes to provided a full loft room.

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			
(81-91) B			
(69-80) C			74
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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