



Albert Road,

 **the personalagent**

£440,000

Freehold

- Vendor suited
- College Area Location
- Victorian character cottage
- Two generous double bedrooms
- Wonderful 25ft reception room
- Modern fitted kitchen
- Refitted downstairs shower room
- South/Westerly facing garden
- Stylish design touches throughout
- Walk to town & station
- Viewing essential

The Personal Agent are pleased to present this fantastic opportunity to acquire a Victorian terraced house located within the highly desirable College Area of Epsom and walking distance of town centre and railway station.

The property is offered in excellent order throughout having been the subject of many updates by the current owner and benefits from very well proportioned accommodation throughout comprising a wonderful 25ft multi-use reception room that has defined living and dining areas, modern fitted kitchen, refitted downstairs shower room that has a particularly luxurious feel and two spacious double bedrooms, both with fitted wardrobes/storage.

Benefiting from a fantastic position, this bright and well presented home offers genuinely well balanced accommodation mixed with a truly spacious feel that is not usually associated with a cottage.



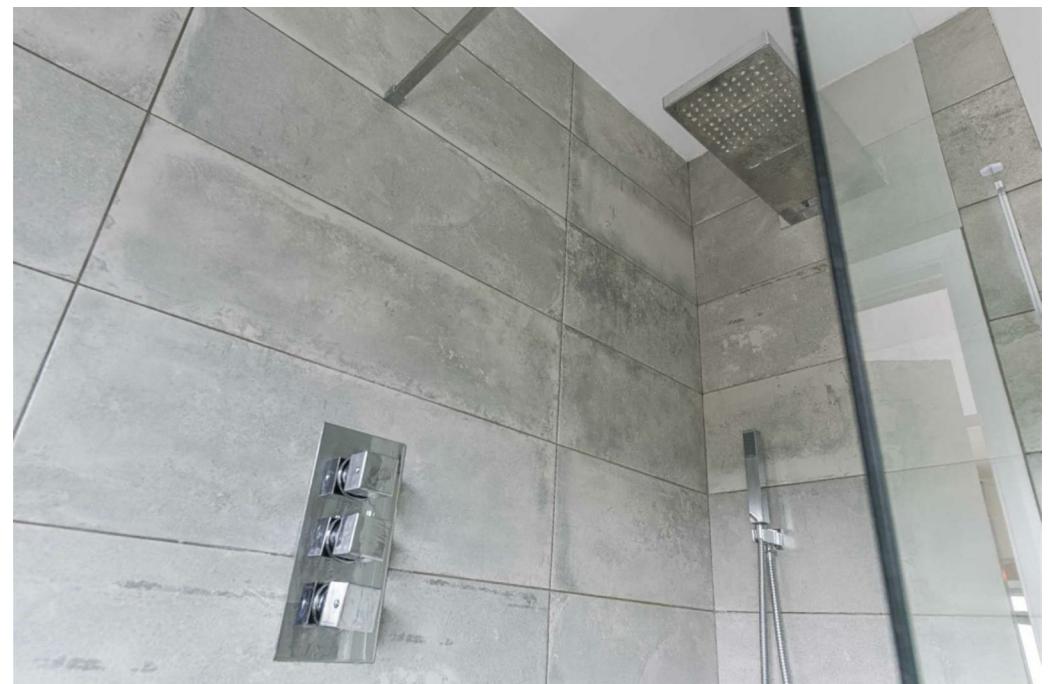
The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment we recommend viewing this fine home. The accommodation comprises a living area with wood burning stove, spacious dining area, modern fitted kitchen and a modern refitted shower room. There are also two generously proportioned double bedrooms with wardrobes. The secluded South/Westerly facing rear garden is an excellent additional feature to the property and enjoys a great degree of privacy being fully enclosed by fencing with a gate to the rear. There is also a new front door, home security system, loft space and several other stand out features just waiting to be discovered.

Nearby 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 locally.

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 international airports.

Freehold







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

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