



Carters Road, Epsom



Guide Price £440,000

Freehold

- Tucked away in a private road
- Sought after location
- Two double bedrooms
- Victorian semi-detached cottage
- Modern upstairs bathroom
- Living room & kitchen/diner
- Rear courtyard & utility store
- Driveway with two parking spaces
- Detached pod/office/den
- Equidistant to Town & Downs



Set within a quiet and popular private cul-de sac just a short walk from open fields, this attractive character cottage has been the subject of many improvements by the current owner and is offered for sale in very good order throughout.

As soon as you step through the front door the wonderful atmosphere of the property is immediately evident with a genuine homely feel along with an amazing sense of privacy from the neighbouring homes, not to mention the convenience of the local store that is just at the end of the road.

This charming cottage warrants a closer look to fully appreciate all its character and the balanced and flexible accommodation it enjoys over two floors.

Carters Road is a quiet private cul-de sac that is equidistant of Epsom town centre and the green spaces of Epsom Downs with

access to open fields by the footpath just over the road making it the perfect balance between town and country living.

There is a separate entrance hall that leads to the living area that is centred around a beautiful feature fireplace. The modern kitchen/dining room benefits from access to the Southerly facing rear courtyard and utility cupboard. Both bedrooms are extremely well proportioned double rooms and there is a white upstairs bathroom suite. To the front is a driveway with parking for two cars and a detached office that provides flexible, bright space and the perfect work from home environment.

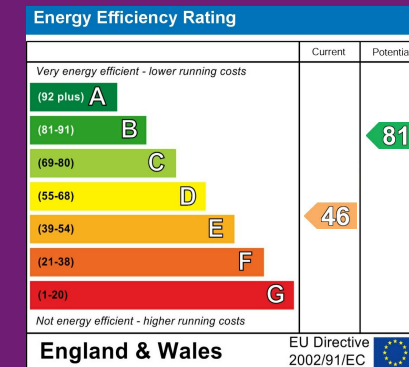
Further noteworthy points include replaced double glazed windows, stripped wooden floorboards, a wider than average plot with private side access providing easier scope to extend if desired.

The property is situated within close proximity to the open spaces of Epsom Downs which is home to the world famous Derby, with Epsom town centre and mainline station (approx. 25 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes). 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. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. 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. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

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