

The PERSONAL Agent

Church Road, Epsom

Guide Price £800,000

Church Road

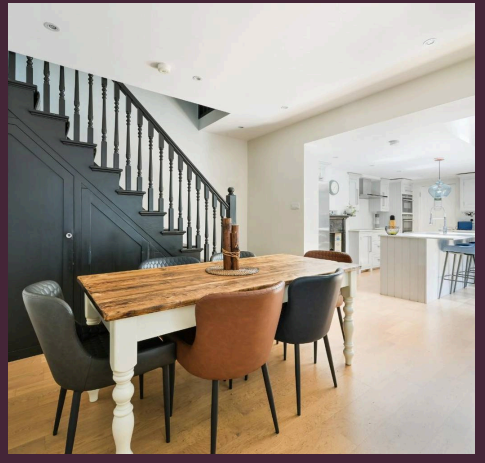
Epsom

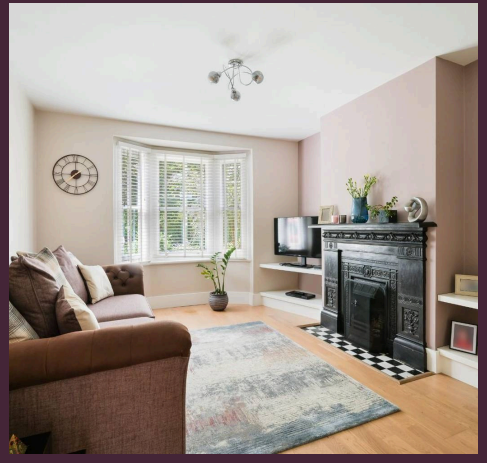
- Utility room incorporating downstairs W.C
- Heart of this popular conservation area
- Separate lounge with feature fireplace
- Open plan kitchen/diner with island feature
- Beautifully extended fully modernised
- Bi-fold doors opening to landscaped garden
- Stunning Victorian 'College Area' home
- Private driveway, garage & courtyard garden
- Three double bedrooms on first floor level
- Stylish modern family bathroom upstairs

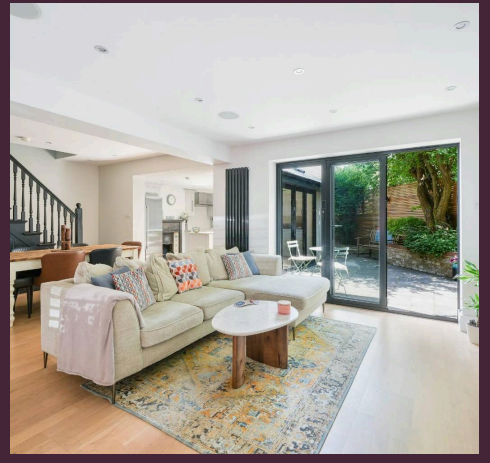
Set within the highly sought-after College Area of Epsom, this truly stunning Victorian family home has been thoughtfully extended and beautifully maintained, offering a seamless blend of period character and contemporary design. Properties of this calibre and finish are rarely available, and early viewing is strongly recommended to fully appreciate the space, quality, and setting on offer.

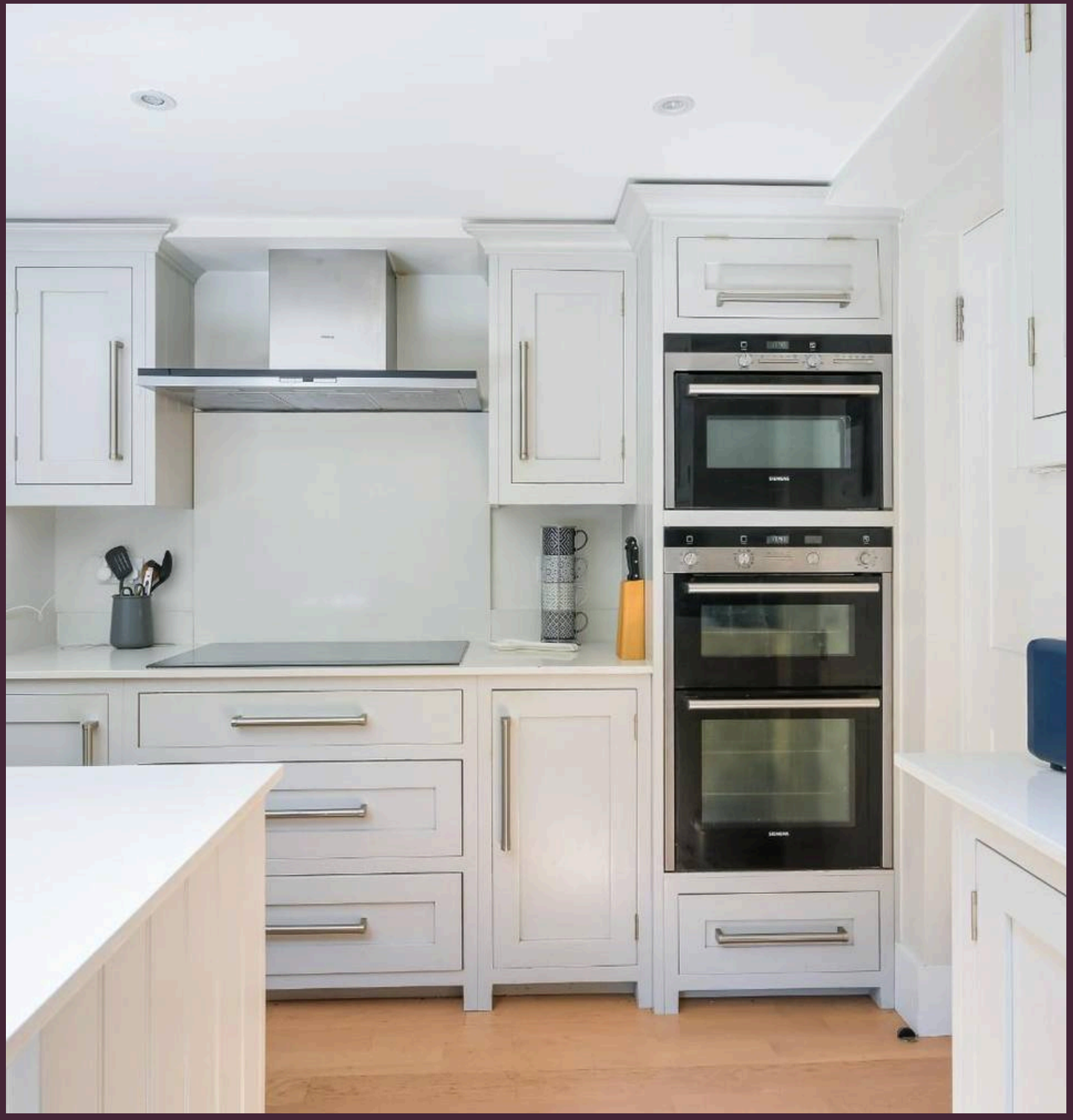
Occupying an enviable position within easy reach of Epsom town centre, highly regarded schools, and excellent transport links, the home enjoys a peaceful yet highly convenient location. The attractive Victorian façade hints at the charm within, while the interiors have been carefully enhanced to create a bright, sociable and versatile family living environment.





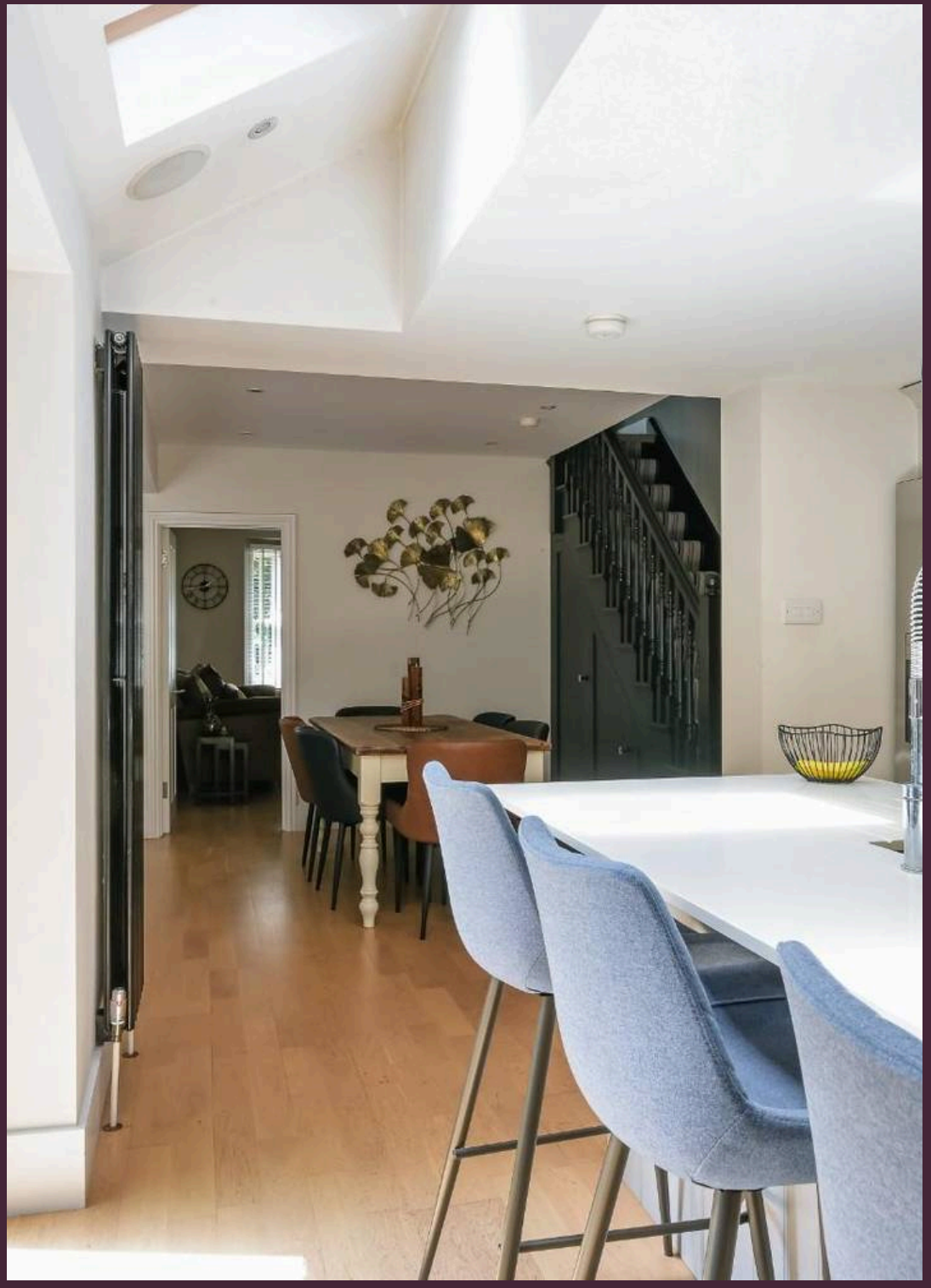






Description

The ground floor is a particular highlight, centred around an impressive open-plan kitchen/dining space with a feature island and bi-fold doors opening directly onto the landscaped rear garden, creating a superb indoor-outdoor flow. This exceptional space is perfectly designed for both everyday family life and entertaining. A separate utility room with WC adds further practicality, while a welcoming lounge with feature fireplace provides a cosy and elegant retreat. A further reception area enhances the flexibility of the layout, ideal as a family room, study or playroom. Upstairs, the first floor offers three well-proportioned double bedrooms, each filled with natural light and thoughtfully presented. The stylish family bathroom has been finished to a high standard, combining modern fittings with a clean, timeless design.



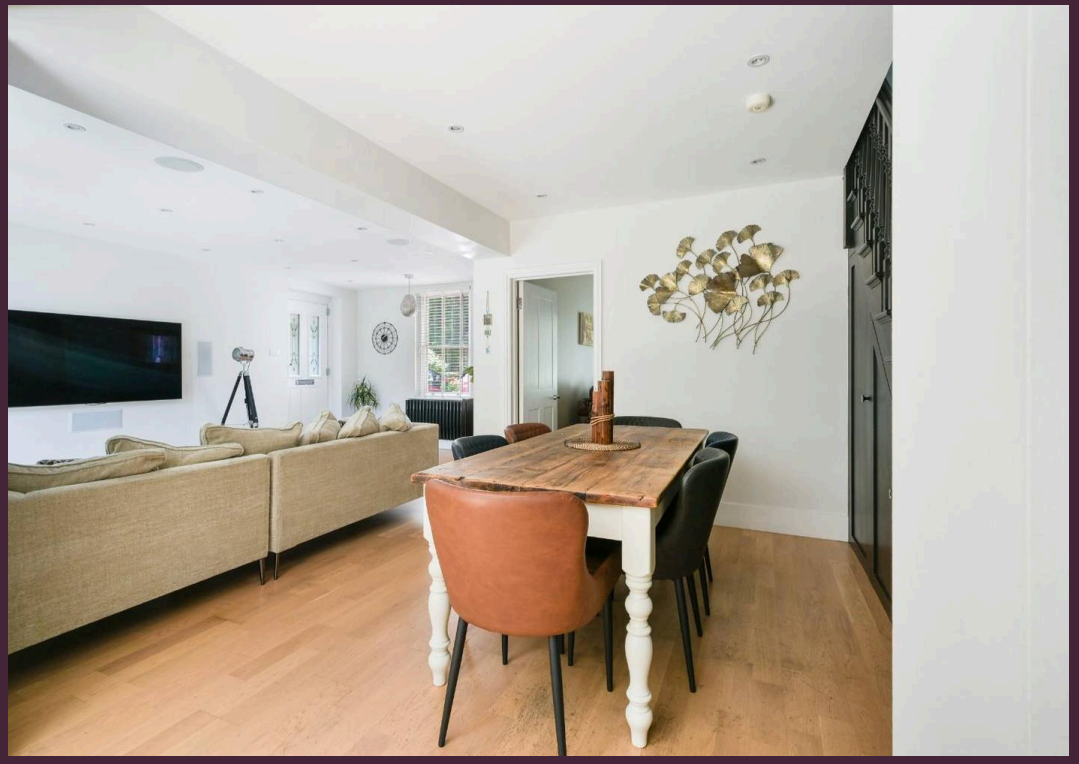
Externally, the property continues to impress with a beautifully landscaped rear garden, designed for both relaxation and entertaining. The outdoor space offers a private and mature setting, complemented by side access for convenience. To the front, there is off-street parking for two vehicles and the added benefit of a garage. Further features include integrated ceiling speakers, enhancing the sense of modern luxury throughout the home, along with a high-quality finish that is consistent in every room. This exceptional home combines Victorian charm with contemporary living in one of Epsom's most desirable locations. Rarely do properties offering this level of space, finish, and versatility come to the market in the College Area, making this a standout opportunity for discerning buyers.

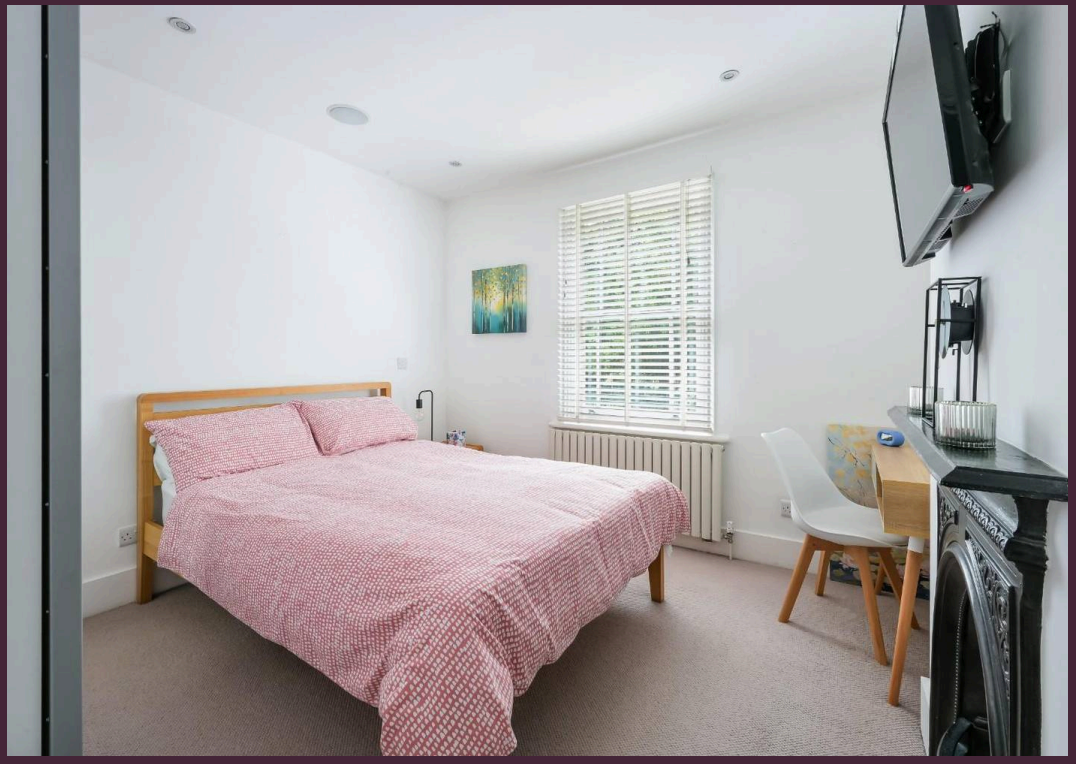
Externally, the property continues to impress with a beautifully landscaped rear garden, designed for both relaxation and entertaining. The outdoor space offers a private and mature setting, complemented by side access for convenience. To the front, there is off-street parking for two vehicles and the added benefit of a garage. Further features include integrated ceiling speakers, enhancing the sense of modern luxury throughout the home, along with a high-quality finish that is consistent in every room. This exceptional home combines Victorian charm with contemporary living in one of Epsom's most desirable locations. Rarely do properties offering this level of space, finish, and versatility come to the market in the College Area, making this a standout opportunity for discerning buyers.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





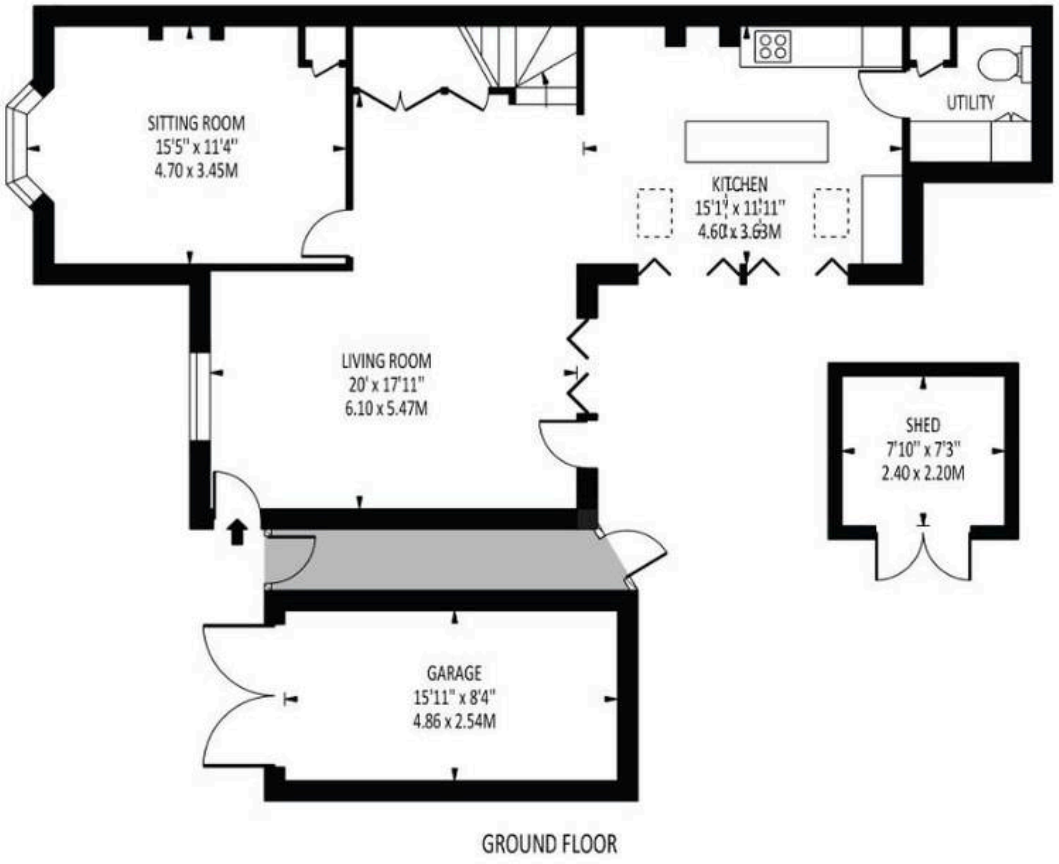




The PERSONAL Agent

Church Road

Total Area: 1529 SQ FT • 142.08 SQ M
(Including Garage & Shed)
Garage Area : 133 SQ FT • 12.34 SQ M
Shed Area : 57 SQ FT • 5.28 SQ M

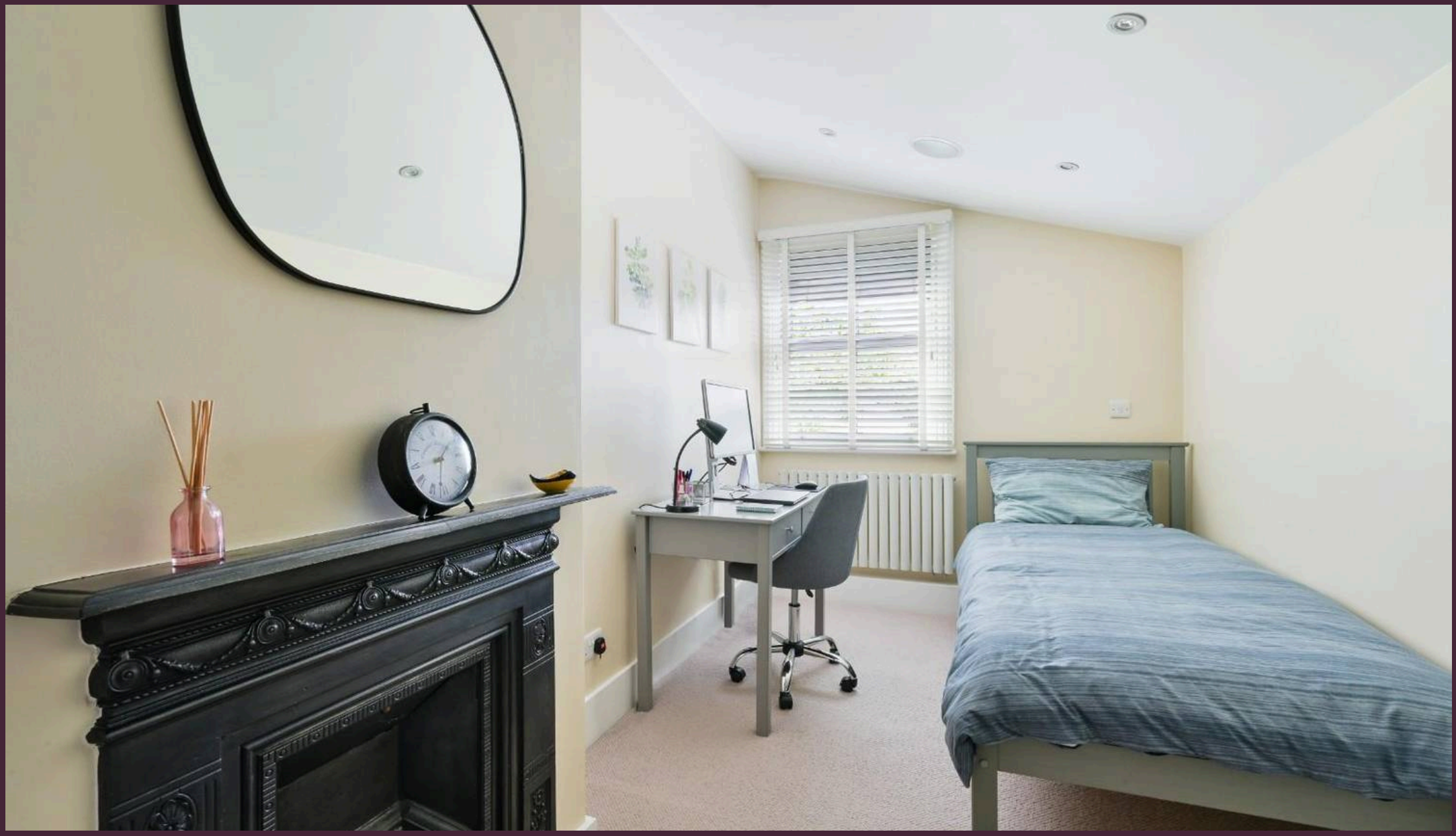


GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Epsom

The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/