



Woodley Cottages, Epsom, KT17 4EG



Guide price

£550,000

Freehold

- Heart of the College Area
- Three bedroom Victorian home
- Contemporary & Stylish touches
- Stunning kitchen/dining room
- Bay fronted living room
- Contemporary upstairs bathroom
- Block paved driveway
- Secluded rear garden
- Short walk to town & station
- Excellent school catchment

The Personal Agent are pleased to present this attractive Victorian semi-detached house, located within the heart of the College Area and benefitting from a private driveway with off street parking.

The property is presented to a fantastic standard throughout and benefits from bright and light accommodation laid out over two floors whilst seamlessly blending character features with a contemporary and stylish finish.

The stunning kitchen/dining room that links to the garden really delivers that 'wow' factor as well as being the perfect space for entertaining, social occasions and day to day family life.

Albert Road is highly regarded and located within the very heart of the College Area yet with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

Sole agent.



As soon as you step through the front door the amazing feel of the property is immediately evident, the living room is centred around a cast iron feature fireplace and benefits from a large bay window and oak flooring, the contemporary fitted kitchen/dining room with granite worktops links seamlessly to the garden via French doors and really is a wonderful space that is filled with light. There is also a large walk-in storage cupboard and a welcoming entrance hall.

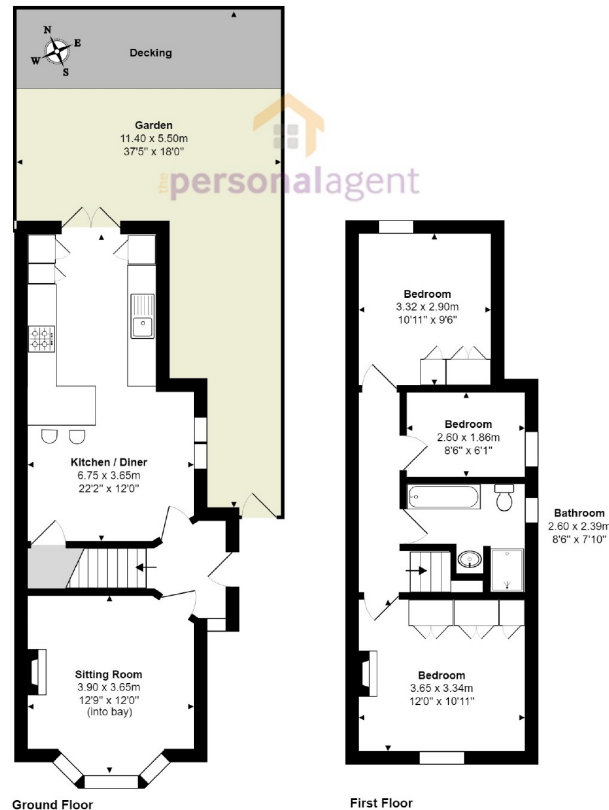
On the first floor there are three well proportioned bedrooms (two double bedrooms and a single bedroom) all served by a modern four piece family bathroom.

The private and secluded rear courtyard is a great enclosed space that has been professionally landscaped to be low maintenance but also manages to blend defined areas for seating, entertaining and storage. There is a slate paved patio, raised decked seating area, raised flower and shrub beds, gravelled side garden with space for bike store as well as a useful garden shed to the rear.

The property 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.







Albert Road, Epsom

Total Area: 80.2 m² ... 863 ft² (excluding garden, decking)

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2 West Street, Epsom, Surrey, KT18 7RG, England

Tel: 01372 745850

Email: richard@thepersonalagent.co.uk

www.thepersonalagent.co.uk



