



Church Road, Epsom  
Surrey, KT17

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A well presented 3 bedroom period property, convenient location.

3 Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Sitting Room | Dining Room | Garage | Garden

**Asking Price £575,000 Freehold**

## Description

A stunning and delightful period property situated in a central location and offering access to the town centre and nearby mainline train station. The property has living and bedroom space traditionally arranged of approximately 1170 sq.ft.

To the ground floor the reception hallway welcomes you and leads to a delightful sitting room which enjoys an angular box bay window providing a light and airy environment and a feature fireplace. The kitchen/breakfast room is of modern and contemporary design with white wall and base units and contrasting dark work surfaces running through, polished tiled flooring and double doors that step directly out onto the rear garden terrace. There is space for both a dining table and a range style cooker. Further living space to the ground floor features a second reception room currently used as a dining room enjoying a box bay window to the front aspect.

A turning staircase leads to the first floor where there are three bedrooms. The main bedroom has a double aspect and enjoys views over the garden. The family bathroom is designed to a modern and contemporary style with white sanitary ware and chrome fittings.

## Location

Situated in an area close to the centre of Epsom referred to as the College Area. This part of Epsom is particularly popular due to not only its convenience but also the local

schools and colleges. Epsom Railway Station provides regular services to Waterloo and Victoria as well as Guildford and the local road networks provide easy access to the M25, A24, and both Heathrow Airport and Gatwick Airport.



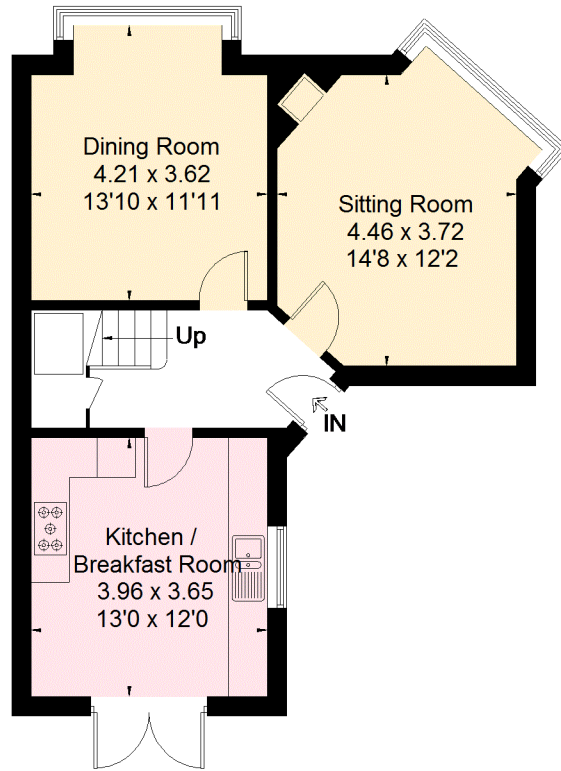
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Church Road, Epsom

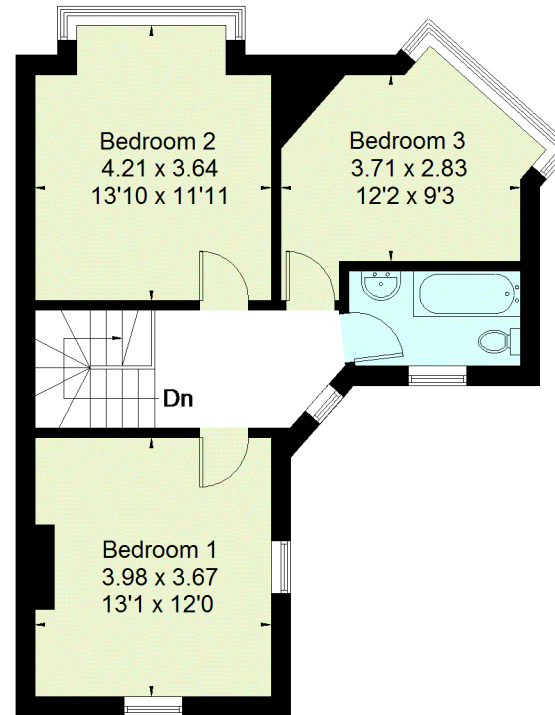
Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft  
Garage = 11.2 sq m / 120 sq ft  
Total = 120 sq m / 1292 sq ft



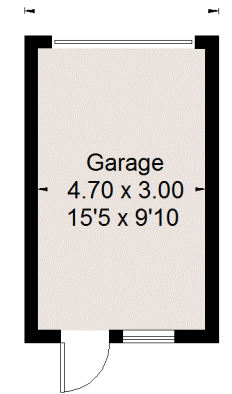
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 175064

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

