

4 Bed Detached In Albert Road , EPSOM, KT17 4EN

£880,000





SHORT DESCRIPTION

Property Ref: 14849 This charming and light-filled 4 bedroom detached house, measuring over 1,700 square feet, is located in the popular 'College' area of Epsom, close to Epsom Downs. The property is within easy reach of excellent schools, including St Martins, Wallace Fields, Rosebery, Glyn, and Epsom College. Epsom town centre and the train station, offering direct access to London, are also within walking distance. Having been fully refurbished and extended by the current owner, the home features a large, beautiful kitchen/diner that overlooks the back garden. Full of character, the property also boasts its own driveway and offers both front and rear gardens, complete with a summer house and shed. Downstairs, you'll find a spacious kitchen/diner, a large living room with a working fireplace, one double bedroom, a medium double bedroom (which could also serve as an office), a WC, and a utility room. Upstairs, there are two generous double bedrooms and a family bathroom. Additional storage is available in the loft and eaves. This property offers a perfect blend of character, space, off-street parking, and a beautiful garden, making it an attractive option for families seeking a wonderful home in an excellent location. Property Type: Detached Full selling price: £880000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1712 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Off street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-Occupied....

4

Bed Room(s)

2

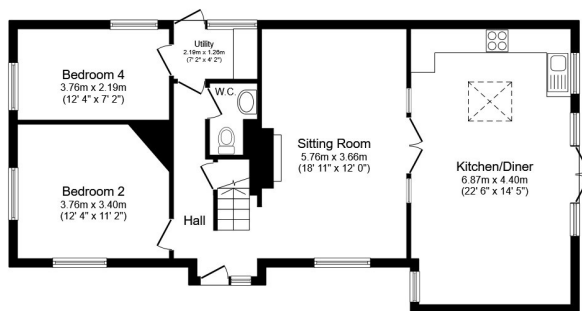
Bath Room(s)

1

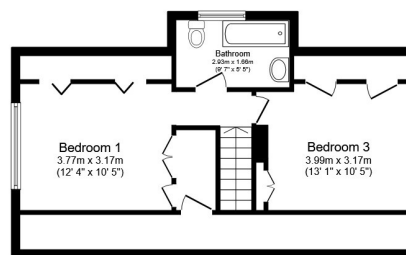
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor



First Floor

Limited use area=245sq.ft

Total floor area 159sq.m. (1712sq.ft.) approx (including limited use area)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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