





ALBERT ROAD

EPSOM, KT17 4EH

Victorian End Terrace Cottage

Close To Town

Immediate Vacant Possession

Two Double Bedrooms

Two Reception Rooms

Modern Fitted Kitchen

Part Double Glazed Windows

Modern Bathroom

Gas Central Heating to Radiators

Enclosed South Westerly Facing Garden

SITUATED within a few minutes' walk of Epsom Town Centre, including The Ashley Shopping Centre, Epsom offers an extensive selection of shops, bars and restaurants together with mainline station providing regular services to Waterloo, Victoria and London Bridge. An attractive Victorian end terrace house having exposed brick elevations with highlighted stringing courses and sash style windows to the front under a slate roof. The property has been modernised and offers 2 double bedrooms, 2 reception rooms, modern fitted kitchen and modern white bathroom suite. In addition the house benefits from gas central heating to radiators, part sealed unit double glazed windows and outside a south westerly facing garden.



GROUND FLOOR

ENTRANCE HALL

Front door, heating thermostat control, stairs to first floor, panel door to:

SITTING ROOM 11'10" × 10'10" (3.61m × 3.30m)

tiled fireplace, double radiator, secondary double glazing, fitted cupboard housing electric meter & consumer unit.

DINING ROOM 11'10" × 11'2" (3.61m × 3.40m)

radiator, sealed unit double glazed window, under stairs storage cupboard.

MODERN FITTED KITCHEN 7'11" × 7'1" (2.41m × 2.16m)

fitted with a range of cream fronted shaker style wall and floor units with contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in stainless steel oven, inset 4 ring electric hob, stainless steel chimney extractor, concealed Baxi combination gas fired boiler for central heating and domestic hot water, radiator, appliance space, plumbing and space for washing machine, part tiled walls, ceramic tiled floor, sealed unit double glazed window, double glazed door to garden, door to:

BATHROOM

white suite comprising panelled enclosed bath, mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, mixer tap, part tiled walls, fitted mirror, low level W.C., ceramic tiled floor, double radiator, extractor fan, two obscure sealed unit double glazed windows.

FIRST FLOOR

FIRST FLOOR LANDING

smoke detector, door to:

BEDROOM 1 11'10" × 10'10" (3.61m × 3.30m)

front aspect, secondary double glazing, radiator, cast iron fireplace.

BEDROOM 2 13'11" × 11'11" (4.24m × 3.63m)

max, rear & side aspect, two sealed unit double glazed windows, radiator, access to loft.

OUTSIDE

FRONT GARDEN

Enclosed by a picket fence, with paved footpath and pedestrian side gate providing access to the garden.

REAR GARDEN

The rear garden extends to approx 30ft in depth, laid to lawn, enjoying a south westerly facing aspect and partly enclosed by 1.8m high panel fencing.



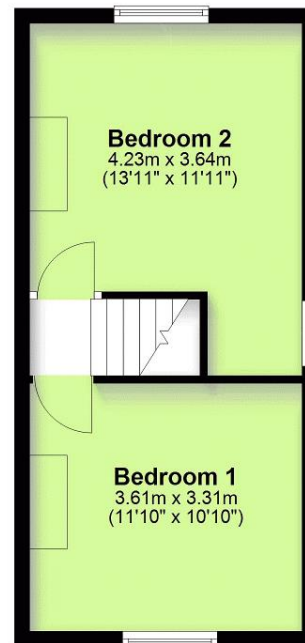
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

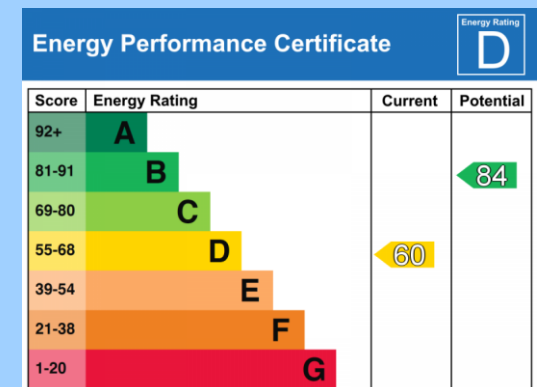
Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

SALES OFFICE

01372 457011
sales@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

