



**Albert Road, Epsom. KT17 4EN**  
**£550,000**

**3 Double Bedrooms**

**Substantial Family Home**

**3 Receptions**

**Close to Epsom Town**

**Fantastic School Catchment**

**Rail to Waterloo, Victoria &  
London Bridge**

**College Area**

**Off Street Parking**

**Large Rear Garden**



## **\*\*Stunning Double Fronted Family Home\*\* 3 Double Bedrooms\*\* College Area\*\***

One to see, this substantial family home comes to market in immaculate presentation throughout. Located within walking distance of Epsom Town Centre and Train Station (with regular trains to London Victoria, Waterloo and Londn Bridge), Albert Road is the perfect location for those looking to move to a convenient location for local amenities whilst still benefiting from a quiet and highly regarded residential area offering good schools and lots of open space, including the infamous Epsom Downs.

Downstairs offers 3 reception rooms, a guest WC and a fantastic kitchen diner. Upstairs there are 3 double bedrooms and a modern family bathroom. Off street parking is offered to the front of this stunning property and to the rear there is a good sized sunny garden.

This is a substantial family home in a fantastic location - don't delay, book your viewing today.

### **Reception Room**

**14' 9" x 10' 10" (4.5m x 3.3m)**

Neutrally decorated and beautifully presented this immaculate good sized lounge benefits from a large bay overlooking the front of this substantial family home.



### **Lounge / Diner**

**15' 5" x 10' 10" (4.7m x 3.3m)**

Overlooking the rear of this gorgeous family home, the lounge diner opens up to the garden via patio doors and is in fabulous condition throughout. Offering space for both a lounge and dining area this is the perfect family room and space for entertaining family and friends.



### **Office / Playroom**

**16' 1" x 7' 3" (4.9m x 2.2m)**

A handy addition, this third reception room makes for the perfect space for a home office or playroom and like the rest of this lovely home is neutrally decorated and in pristine condition throughout.



### **Kitchen / Breakfast Room**

**10' 2" x 13' 9" (3.1m x 4.2m)**

Carrying on the theme of show home condition, this stunning kitchen/breakfast room overlooks the rear garden and offers ample storage space, work surface and space for all expected appliances as well as space in the centre for the all important breakfast table. A beautiful room in exceptional condition that also offers side access to the garden.



### **Master Bedroom**

**11' 2" x 10' 10" (3.4m x 3.3m)**

A good sized double bedroom, the master is beautifully presented and benefits from good natural light.



### **Bedroom 2**

**11' 2" x 10' 10" (3.4m x 3.3m)**

Bedroom 2 is another great sized double presented in neutral decor and like the rest of this gorgeous property is in fantastic condition throughout.



### **Bedroom 3**

**9' 2" x 10' 10" (2.8m x 3.3m)**

Overlooking the front of this stunning family home, bedroom 3 is another double presented in great condition with neutral decor.



### **Family Bathroom**

**9' 2" x 6' 3" (2.8m x 1.9m)**

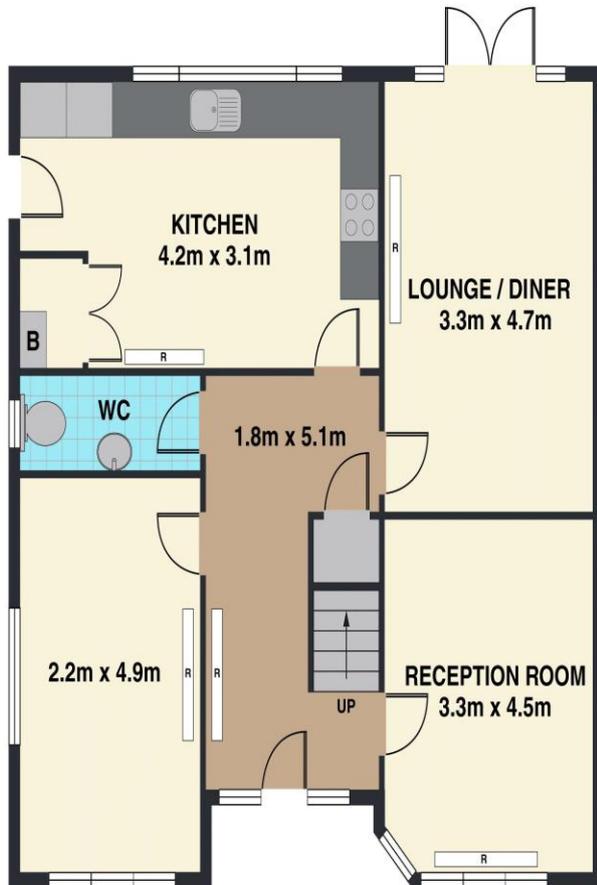
Presented in pristine condition, the family bathroom is modern, bright and offers a bath with shower over, WC and vanity sink.



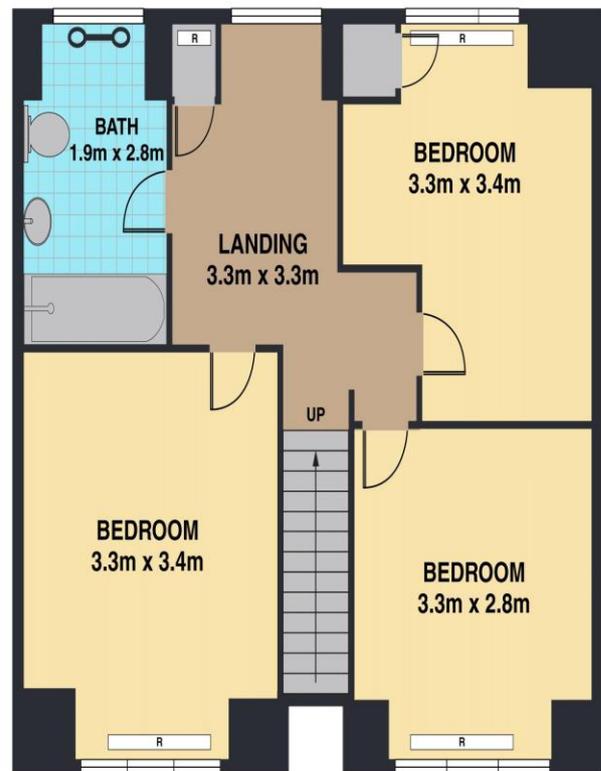
**Landing**  
10' 10" x 10' 10" (3.3m x 3.3m)



**Entrance Hall**  
16' 9" x 5' 11" (5.1m x 1.8m)



GROUND FLOOR

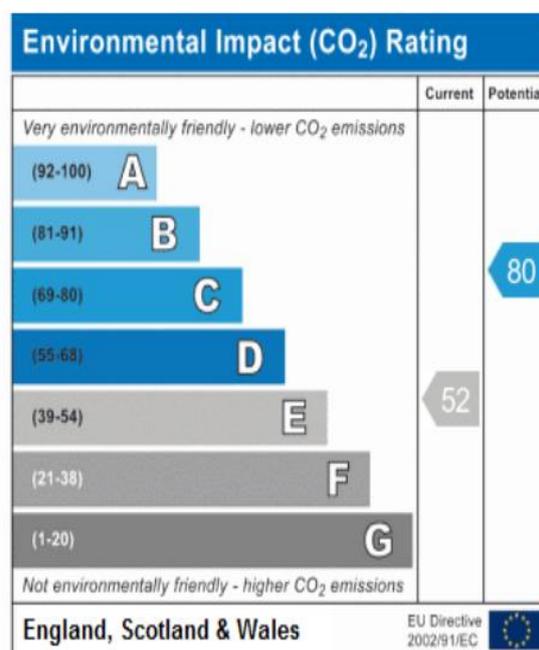
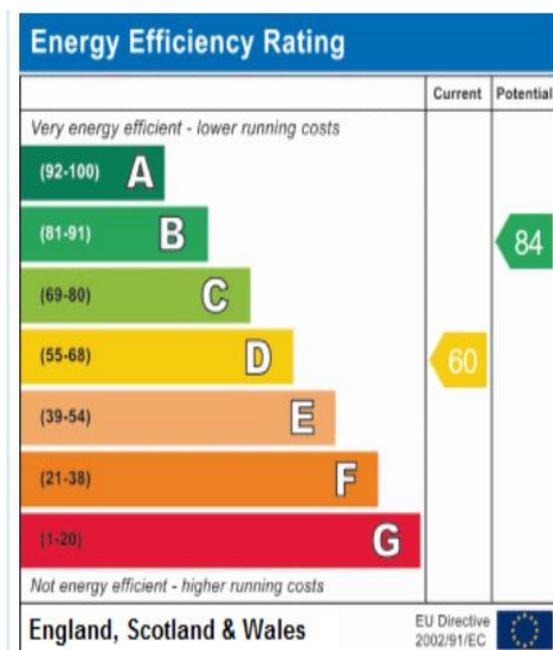


FIRST FLOOR

**Total area : approx. 116sq. meters (1249 sq. feet)**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





### Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to [greetings@sachascott.com](mailto:greetings@sachascott.com).

### Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

### Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.