

The PERSONAL Agent

Temple Road, Epsom

Guide Price £900,000

Temple Road

Epsom

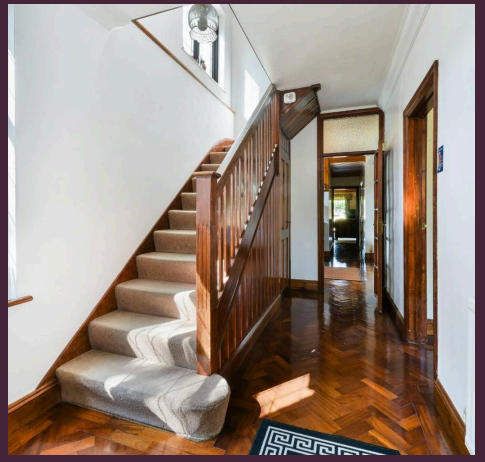
- Three generous and highly flexible receptions
- Generous frontage, parking & detached garage
- Superb 0.19 acre plot in central Epsom location
- Characterful family home dating back to 1920
- Four double bedrooms and two bathrooms
- Impressive 2,326 sq ft home in central Epsom
- Much loved family home for almost forty years
- Superb 140ft westerly facing rear garden plot
- Fascinating local history & period character
- Just 0.2 mile from Epsom station and High Street

Set in an exceptionally convenient position just moments from Epsom town centre and mainline station, this substantial and characterful family home offers an impressive 2,326 sq ft of accommodation on a generous 0.19-acre plot, with a superb 140ft west-facing rear garden.

Built in 1920 and owned by the current family for almost 40 years, the property has been a much-loved home, providing the space and flexibility to accommodate changing family needs over the years.

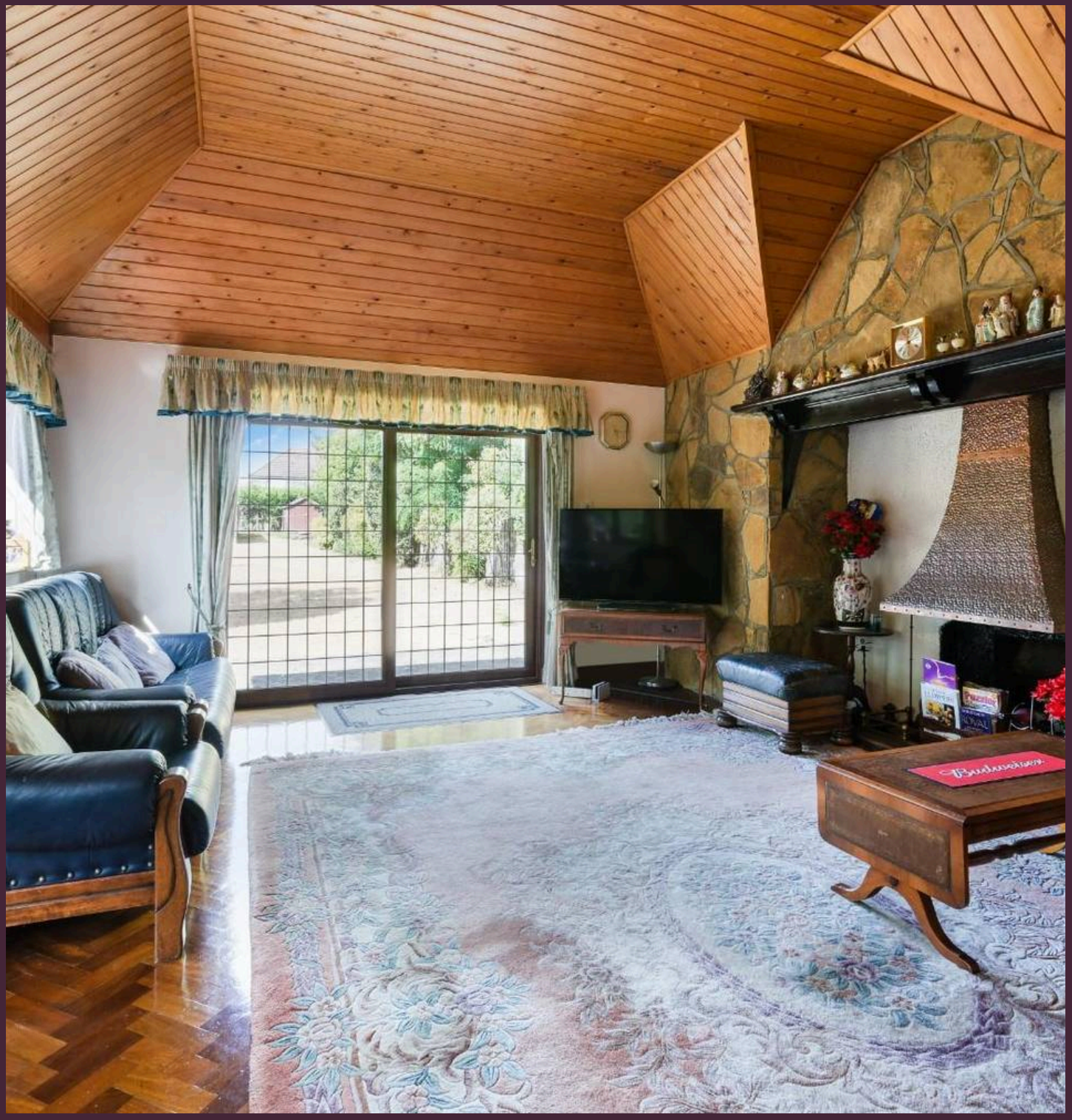
Homes of this scale and character, with such a generous plot, are increasingly difficult to find so close to the heart of Epsom. With the mainline station just 0.2 miles away, the property combines excellent accommodation and outdoor space with outstanding everyday convenience.











Description

From the moment you arrive, the generous frontage creates an impressive first impression, with ample off-street parking and access to a detached garage. Inside, the proportions associated with a home of this period are immediately apparent. High ceilings, recently replaced large windows and abundant natural light combine with generously sized rooms to create a wonderful sense of space. The ground floor offers three excellent reception rooms, providing superb flexibility for family life and entertaining. Particularly noteworthy is the rear reception room, originally constructed as The Chase Estate site office when the property was built in 1920. It later served as a local Post Office before being transformed into the impressive reception space it is today. The remainder of the ground floor includes generous living areas, a shower room, excellent storage and scope for further adaptation. Upstairs, four double bedrooms arranged over two floors are served by a family bathroom. The genero



Outside is undoubtedly one of the home's greatest assets. The overall plot extends to approximately 0.19 of an acre, with the superb west-facing rear garden measuring around 140ft in length. Offering an exceptional amount of outdoor space for such a central location, it provides a wonderful setting for children, entertaining and relaxing, while the attractive frontage offers ample parking alongside the detached garage. Epsom mainline station is approximately 0.2 miles away, around a four-minute walk, while the High Street, shops, restaurants and amenities of the town centre are also within easy reach. Excellent local schools, parks and the open spaces of Epsom Downs are all readily accessible. After almost four decades in the same ownership, this represents a rare opportunity to acquire a substantial and much-loved family home, combining impressive proportions, a remarkable garden and fascinating local history with an exceptionally convenient position in the heart of Epsom.

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Council Tax band: F

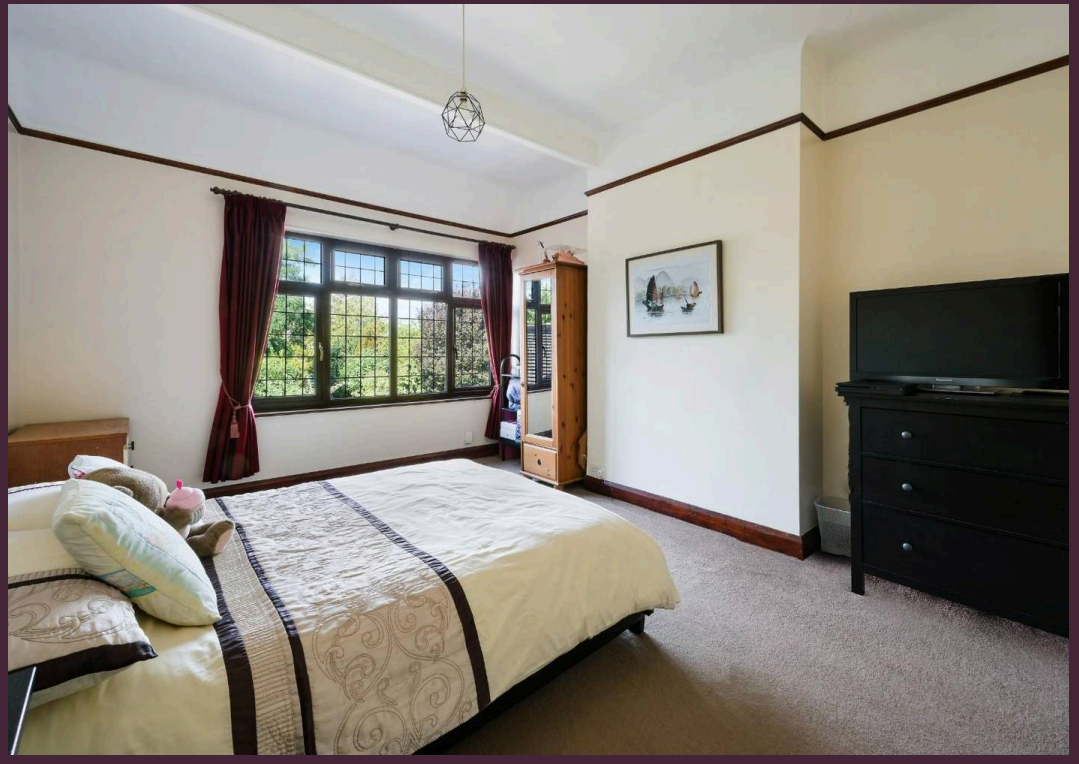
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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Total Area: 2326 SQ FT • 216.09 SQ M
(Including Eaves Storage, Restricted Height Area, Garage & Storage)
Eaves Storage & Restricted Height Area : 114 SQ FT • 10.58 SQ M
Garage Area : 158 SQ FT • 14.71 SQ M
Storage Area : 158 SQ FT • 14.71 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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