



Ebbisham Road

Epsom, KT18 7NP

Guide price £465,000


The local agent
thelocalagent.co.uk



13 Ebbisham Road, Epsom, Surrey, KT18 7NP

Guide price £465,000

The Local agent are delighted to offer this beautifully presented family home, located yards from Epsom Common, Rosebery School and less than 1 mile from the train stations and high street.

Accommodation is approximately 780sq ft with potential for extension stc if desired. There are two double bedrooms, a modern fitted kitchen/breakfast room overlooking the garden, separate lounge and a luxury shower room with airing cupboard on first floor. Outside there is a delightful Westerly facing garden with parking for two cars the front. Other features include double glazing, gas central heating, Thomas Sanderson shutters and blinds, several storage cupboards, large loft space and vendors are suited.

Property Features

Lovely Family Home
Delightful WesterlyFacing Garden
Two Double Bedrooms
Modern Kitchen/Breakfast Room
Luxury Shower Room
1 Mile form Station And High Street
Yards From Epsom Common
Thomas Sanderson Shutters And Blinds
Extension Potential
Off Street Parking
Vendors Suited

Council Tax Band: D
Tenure: Freehold
EPC Rating:D
Total approximate floor area: 780.00 sq ft

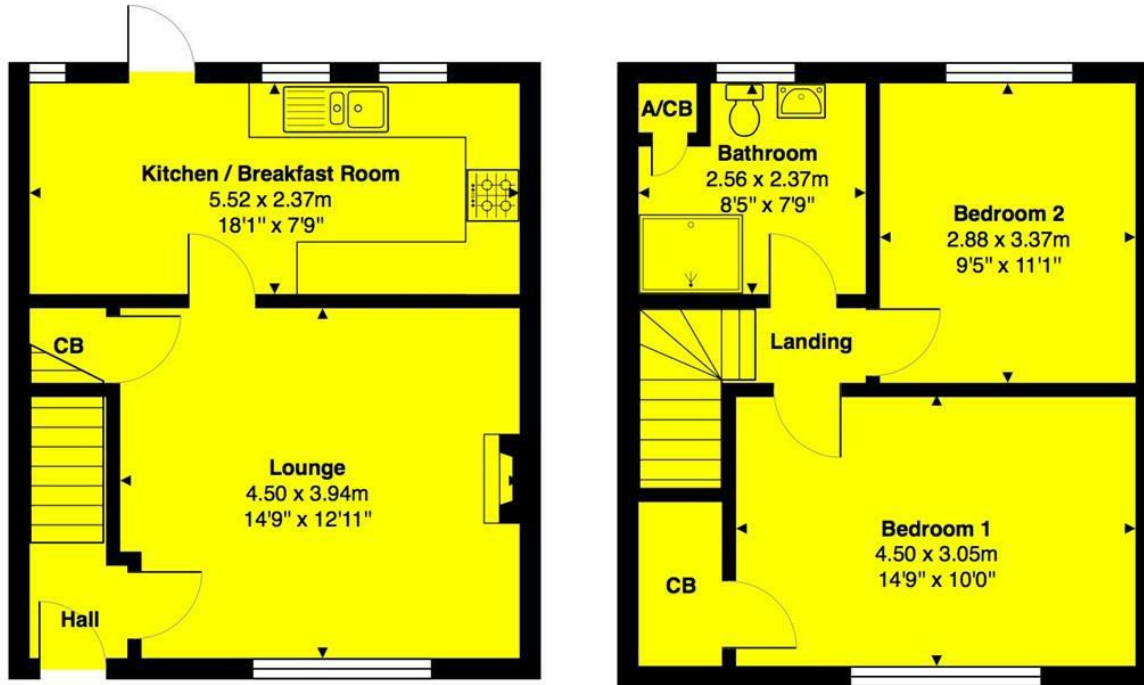
Location

The property is located yards from Epsom Common yet only 1 mile away from the High Street and mainline train station, the best of both worlds. The property is also in close proximity of the sought after Rosebery School for girls and Epsom hospital.

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.



Ebbisham Road, Epsom



Total Area: 72.5 m² ... 780 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate

Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| | 90 | | |
| | 67 | | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

3 Ruxley Lane, Epsom, Surrey, KT19 0JB
telephone 020 8004 5252 | email sales@thelocalagent.co.uk