



63A Poole Road, Epsom, KT19 9SQ

Offers Over £250,000

- 2 cosy bedrooms
- Spacious reception room
- 807 sq ft of space
- Close to Epsom amenities
- Easy access to transport
- 1 modern bathroom
- Charming 1950s house
- Located on Poole Road
- Ideal for families and couple
- Viewing recommended

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Nestled on the charming Poole Road in Epsom, this delightful apartment offers a perfect blend of comfort and convenience. The property boasts a characterful charm that is sure to appeal to a variety of buyers. Spanning an impressive 807 square feet, the home features two well-proportioned bedrooms, providing ample space for relaxation and rest.

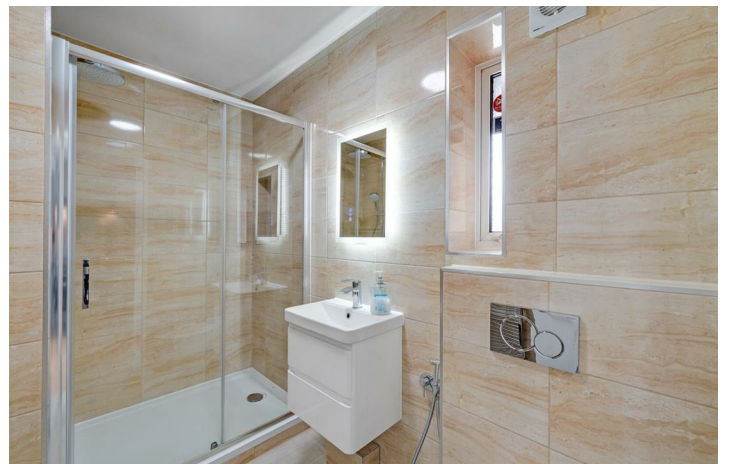
The inviting reception room serves as the heart of the home, ideal for entertaining guests or enjoying quiet evenings in. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The property also includes a well-appointed bathroom, ensuring all essential amenities are readily available.

Epsom is renowned for its vibrant community and excellent transport links, making this location particularly desirable for those commuting to London or seeking a lively local environment. With a range of shops, schools, and parks nearby, this house is perfectly situated for families and professionals alike.

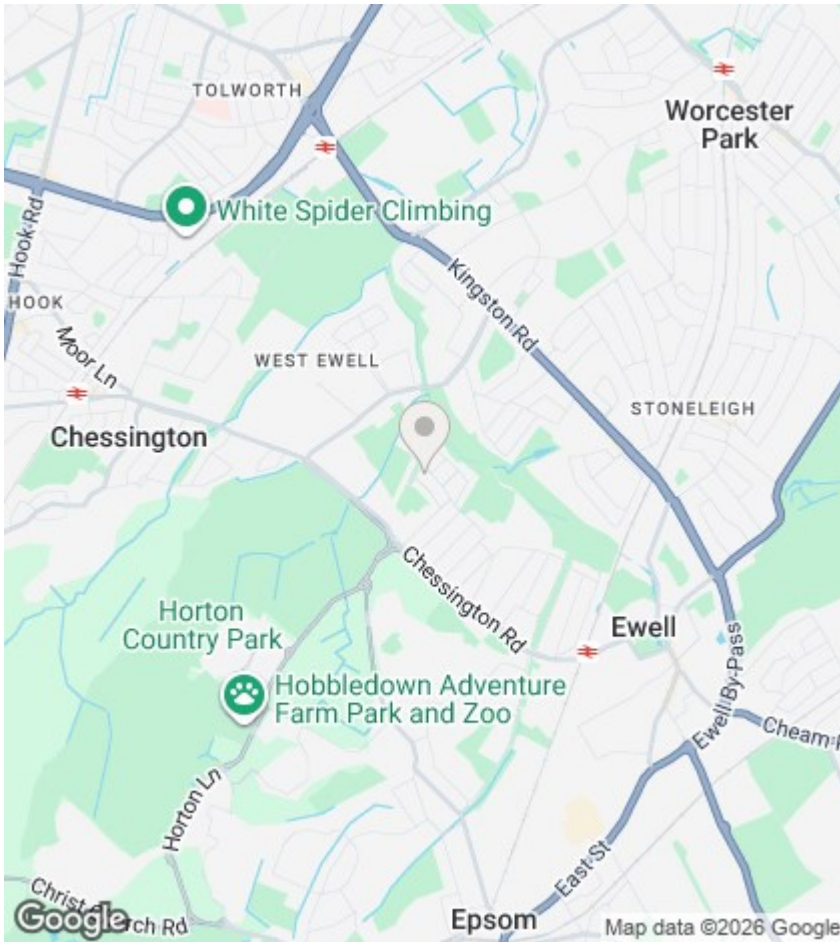
This property presents a wonderful opportunity for anyone looking to establish their home in a sought-after area. Whether you are a first-time buyer or seeking a charming residence to downsize into, this apartment on Poole Road is not to be missed. Come and experience the potential of this lovely home for yourself.



Council Tax Band: C







Directions

Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 50 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |