



OVER 60?

Secure this property
for up to **59% less!**

Price

£615,000

Freehold

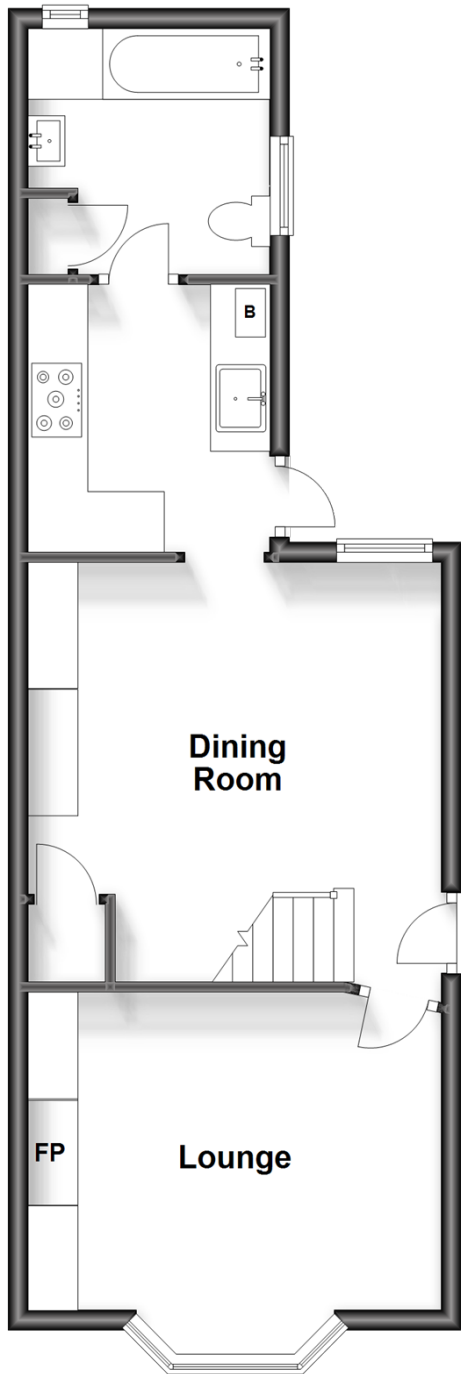
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**Beech Villas, Beech
Road, Epsom, Surrey,
KT17**

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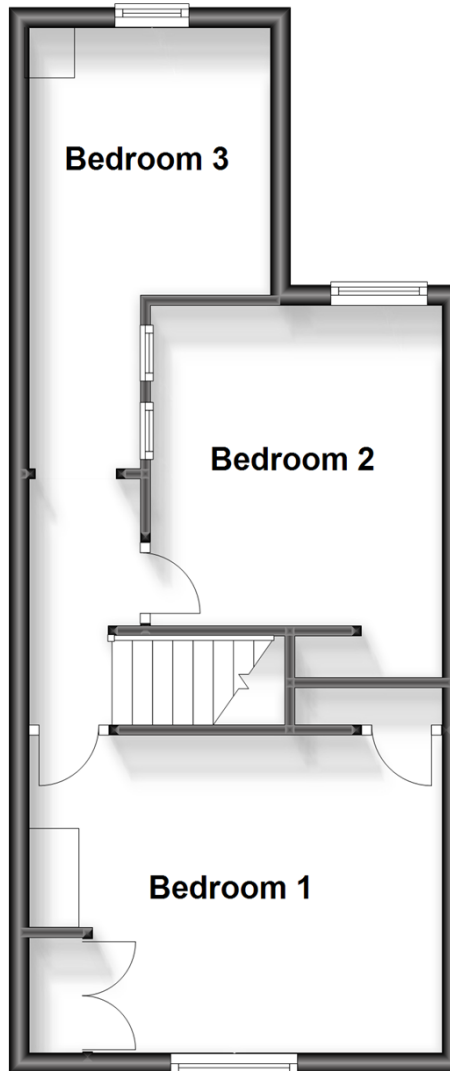
Ground Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Accommodation

GROUND FLOOR

Kitchen: 8'6 x 7'9 (2.59m x 2.36m)

Dining room: 13'9 x 13'7 (4.19m x 4.14m)

Lounge: 13'9 x 12'3 (4.19m x 3.74m)

Bathroom

FIRST FLOOR

Bedroom 1: 13'9 x 10'3 (4.19m x 3.13m)

Bedroom 2: 10'4 x 9'7 (3.15m x 2.92m)

Bedroom 3: 8'6 x 7'9 (2.59m x 2.36m)

OUTSIDE

Rear Garden



Main features

- Beautiful Victorian semi-detached home
- Lovingly updated throughout including brand new boiler and filled with character
- Stunning views over Epsom Downs from rear garden
- Double bedrooms throughout, two reception rooms and large bathroom
- Ideally located for several Colleges and excellent schools



Nearest Schools

Primary Schools: St Martin's CofE (Aided) Junior School 0.6 miles, St Joseph's Catholic Primary 1.0 miles, Wallace Fields Junior School 1.0 miles

Secondary Schools: Epsom College 0.4 miles, Rosebery



Transport Information

Train Stations: Epsom Downs 0.5 miles, Epsom 1.0 miles, Tattenham Corner 1.1 miles

Underground Morden 6.0 miles, South Wimbledon 6.9 miles, Wimbledon 7.0 miles



Address

Beech Villas, Beech Road, Epsom, Surrey, KT17



Directions

For directions to this property please contact us.



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Call Banstead Branch 01737 352233 ■ cubittandwest.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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