THOMAS & MAY

ESTATE AGENTS









46 Adelphi Road, Epsom, KT17 1JB

Offers Over £475,000

In Need of Modernisation Thomas & May is delighted to offer this wonderful opportunity to buy this three bedroom house and modernise it to your exact requirements. Located in the centre of Epsom with all the shops and local amenities that Epsom offers and close to the station which has excellent links to Waterloo, London Victoria and London Bridge stations. Accommodation comprises lounge, dining room, kitchen, bathroom and three first floor bedrooms. The property also benefits from a good sized rear garden. Room to extend STTP. No Onward Chain.

Entrance
Front door leading to entrance hall which has understairs cupboard, radiator, power points, door leading to:

Lounge 15'1" x 12'1" (4.61 x 3.69)
Front aspect double glazed window, radiator, power points, feature fireplace.

Dining Room 12'0" x 9'5" (3.66 x 2.88)
Rear aspect double glazed window, radiator, power points.

Kitchen 10'2" x 7'11" (3.11 x 2.42)
Side aspect double glazed window, double glazed door opening onto patio, range of wall and base units, stainless steel sink with drainer, boiler, space for oven, power points, door to:

Bathroom
Side aspect double glazed frosted window, three piece suite comprising low level wc, wash hand basin, panel enclosed bath, space and plumbing for washing machine.

Stairs
Turning staircase leading to half landing with door leading to bedroom three, stairs leading to landing with hatch giving loft access, doors to:

Bedroom 1 15'1" x 12'1" (4.61 x 3.69)
Front aspect double glazed window, built-in wardrobe, power points, radiator, feature fireplace.

Bedroom 2 12'0" x 9'5" (3.66 x 2.88)
Rear aspect double glazed window, radiator, power points.

Bedroom 3 9'11" x 7'8" (3.04 x 2.36)
Side aspect double glazed window, radiator, power points.

Outside

Rear Garden
Fence enclosed rear garden laid mainly to lawn with mature shrub borders, patio.

Council Tax Band D

Photos AI Enhanced

Floor Plan



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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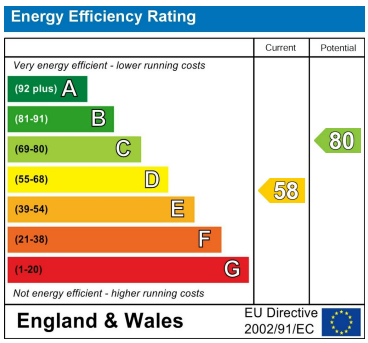
Area Map



Energy Efficiency Graph



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