



Castle Road, Epsom KT18 7NZ

**V&H**  
HOMES

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Castle Road  
Epsom KT18 7NZ

*Nestled in a peaceful cul-de-sac on the edge of Epsom Common, this delightful Grade II listed character cottage presents an exciting opportunity to modernise and personalise.*

Grade II listed cottage

Opportunity to modernise

Quiet cul-de-sac

Near Epsom Common

Two reception rooms

Two spacious double bedrooms

Front and courtyard gardens

EPC Rating: D

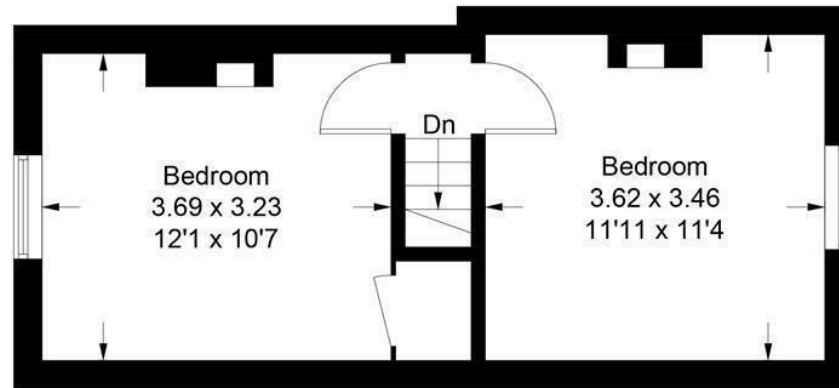




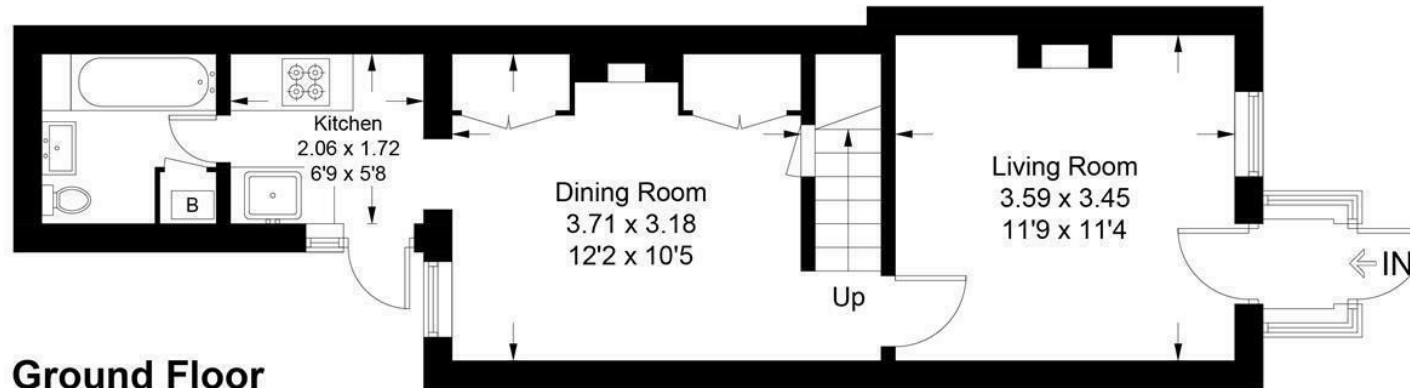
Offering a blend of period charm and potential for modernisation, the property features two inviting reception rooms, a well-proportioned kitchen, a bathroom, and two generous double bedrooms.

Externally, the cottage benefits from a charming front garden, a private courtyard garden to the rear, and convenient on-street permit parking. With its sought-after location and scope for personalisation, an internal viewing is highly recommended to fully appreciate the charm and potential of this wonderful home.





**First Floor**



**Ground Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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