



Miles Road, Epsom

The **PERSONAL** Agent

Guide Price £850,000

Freehold

- Stunning Victorian home
- 1601 Sq. Ft of flexible accommodation
- Amazing 112ft x 48ft rear garden
- Four generous double bedrooms
- Bay fronted living room
- Kitchen/dining room
- Family room/conservatory
- Downstairs cloakroom
- En-suite & upstairs bathroom
- Large driveway & garage



This attractive and cleverly extended Victorian semi-detached house is set within a popular crescent just a short walk of Epsom town centre and the railway station (approximately 0.5 miles away). This fine home offers impressive and flexible extended accommodation totalling 1601 Sq. Ft which is laid out over three floors with a stylish, yet homely feel throughout.

The cleverly designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been extended and finished to the owners' exacting standards. The simply stunning open plan kitchen/dining room links to an impressive 22ft family room/conservatory which alongside the numerous other

stand out features really delivers that 'wow' factor. Finding a more impressive home would be a very difficult task indeed.

As soon as you step through the front door the amazing feel of the property is immediately evident, with stylish design touches, lots of natural light and a superb high level finish throughout. The entrance hall gives access to the bay fronted living room, and a stunning open plan reception space to the rear which incorporates a dining area and the well equipped kitchen. The large family room/conservatory is the perfect space to relax in with a great outlook over the garden, and from a practical sense the ground floor is completed by a cloakroom/W.C.

On the first floor are two bedrooms and the family bathroom whilst the top floor has another two large bedrooms and an en-suite shower room. Further noteworthy points include a 112ft x 48ft secluded rear garden, detached garage and a large driveway to the front.

The town centre and railway station is approximately 0.5 miles away, with easy walking access to the station, which takes on average around 7 minutes.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax Band - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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