



Miles Road, Epsom

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Charming Victorian semi detached family home
- Three bedrooms arranged over the first floor
- Bay fronted living room with fireplace
- Generous family room opening onto rear garden
- Open plan kitchen/dining room at home's heart
- Smart and practical ground floor shower room
- Approx. 93ft established rear garden to enjoy
- Potential loft conversion, subject to consent
- Approx. 0.4 miles from Epsom railway station
- Popular Miles Road close to Epsom town centre

This attractive Victorian semi detached home is located in the heart of sought after Miles Road, within easy reach of Epsom town centre and railway station. Offering approximately 940 sq ft of well balanced accommodation, the property combines character with a particularly practical layout.

The ground floor includes a bay fronted living room, a generous family room with doors to the rear garden, and an open plan kitchen/dining area positioned at the heart of the home. There is also a smart downstairs shower room. Upstairs are three bedrooms, while the loft offers clear potential for conversion, subject to the usual consents.

The layout is a real strength of this home. The bay fronted living room provides a comfortable separate reception space, while the generous family room to the rear opens directly onto the garden and works perfectly for everyday living. At the centre of the ground floor is the open plan kitchen/dining area, creating a sociable hub with a natural flow between the main living spaces.



A smart downstairs shower room adds further practicality.

The first floor provides three bedrooms, all arranged off the central landing. As seen in many neighbouring homes along Miles Road, the loft offers excellent potential to create additional accommodation, subject to the usual planning and building regulations. This gives buyers the opportunity to increase the footprint further over time if desired.

Outside, the property enjoys a well established rear garden extending to approximately 93ft in length, with a paved terrace directly adjoining the house and a mature, leafy outlook beyond. The space offers plenty of room for outdoor dining, gardening and family use, while the side access adds everyday convenience.

Miles Road remains one of Epsom's most consistently popular Victorian residential roads, thanks to its attractive period homes and highly practical position close to the town centre. Epsom railway station is approximately 0.4 miles away and provides

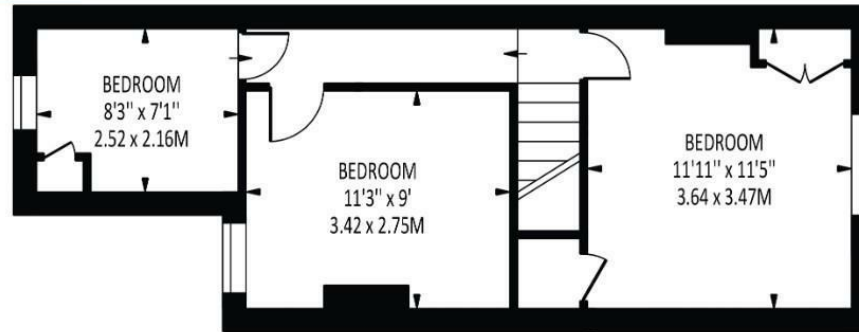
regular services towards London Waterloo, Victoria and London Bridge, making the location particularly appealing to commuters.

The High Street and Ashley Centre offer a wide range of shops, cafes, restaurants and leisure facilities, while the surrounding area is also well served by a selection of highly regarded state and independent schools. Epsom Downs, home of the world famous Derby, is also within easy reach, providing extensive open space and countryside walks. For motorists, the A24, A3 and M25 are all accessible, with both Heathrow and Gatwick airports within driving distance.

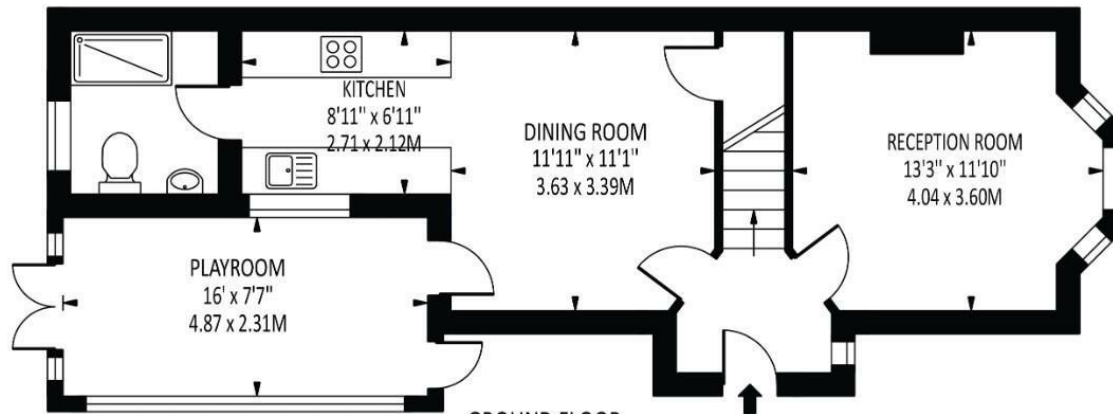
Tenure- Freehold
Council Tax Band- D







FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only
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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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