



Miles Road, Epsom

The **PERSONAL** Agent



# Guide Price £500,000

## Freehold

- Victorian semi-detached house
- No ongoing chain
- Walk to town & station
- 108ft Easterly facing garden
- Three bedrooms
- Two reception rooms
- Kitchen + conservatory/store
- Downstairs bathroom
- Large loft & scope to extend STPP
- Driveway with off street parking

This attractive Victorian semi-detached house is set within a popular crescent that is just a short walk of Epsom town centre and the railway station, which is approximately 0.4 miles away.

Whilst it is undeniable that the property requires some updating and general modernisation, we believe that this character home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The property offers scope to extend STPP with many direct neighbours setting the precedent for what could be achieved, and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.

Miles Road is incredibly popular with a mix of Victorian semi detached homes and is located on the periphery of the Town



Centre with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

As soon as you step into the property the flexible layout is immediately apparent. On the ground floor are two reception rooms, a kitchen with side access, a conservatory/store and access to the private Easterly facing garden. The ground floor is completed by a generous bathroom.

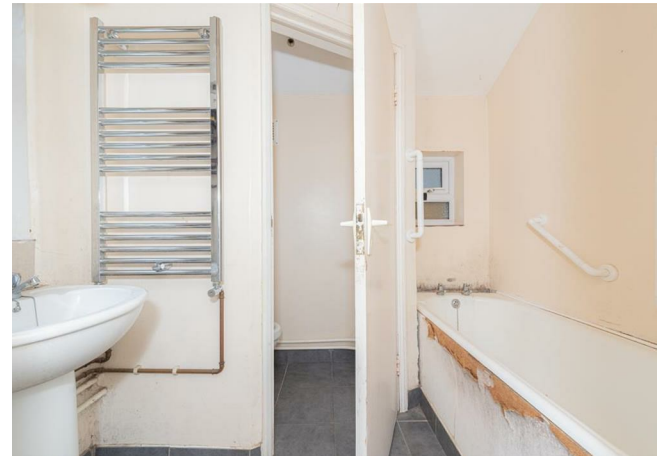
On the first floor there are two double bedrooms and a generous third bedroom. Further noteworthy points include a 108 Ft rear garden with conservatory/outside store and a patio area, whilst there is a hard standing parking space to the front.

Nearby 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. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

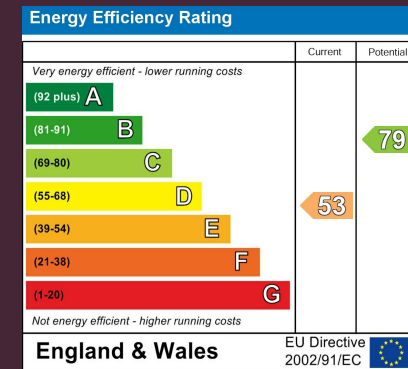
Tenure - Freehold  
Council tax band - D











**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

