Middle Lane, Epsom

The PERSONAL Agent

Offers In Excess Of £550,000
Freehold

- Extended end of terrace Victorian cottage
- Three nicely proportioned bedrooms
- Superb residential road
- Easy access to Station & High Street
- Beautifully refurbished throughout
- 20ft kitchen/dining room
- Separate living room
- Four piece family bathroom
- Ground floor shower room
- South Easterly facing garden

Located within a popular residential road, this attractive and extended, three bedroom Victorian cottage is offered to the market in immaculate order having been the subject of a full refurbishment program with tasteful and stylish design touches throughout the nicely balanced accommodation.

The property enjoys an excellent position within the road and a South/Easterly facing garden with outbuilding to the rear which measures 13ft x 9ft. The property is also ideally located for easy access to the high street and railway station, both being just a short walk away.

Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

The property benefits from full double glazing and landscaped front and rear gardens.

From the moment that you step through the front door the wonderful feel is immediately apparent. The extended 20ft kitchen/dining room really is the heart of this home and makes for a brilliant entertaining space. The kitchen area enjoys high quality fitments that seamlessly blend with the timeless units and worktops, providing the ultimate first impression.

This part of the ground floor really does provide a wonderful entertaining space and creates a balanced and practical layout with double doors giving access to the garden. However, there is still a further living room which has a flexibility of use as well as the contemporary shower room. The ground floor is completed by a bedroom to the front. On the first floor there are two incredibly spacious bedrooms and four piece. family bathroom.

The rear garden, which benefits from the most requested South Easterly aspect is a low maintenance space and the addition of a brick built outbuilding really adds to the practicality of this fine home. A truly tasteful and clean finish complements the well appointed accommodation with immediate inspection advised.

The property is set within a highly requested and rarely available residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold
Council tax band - D

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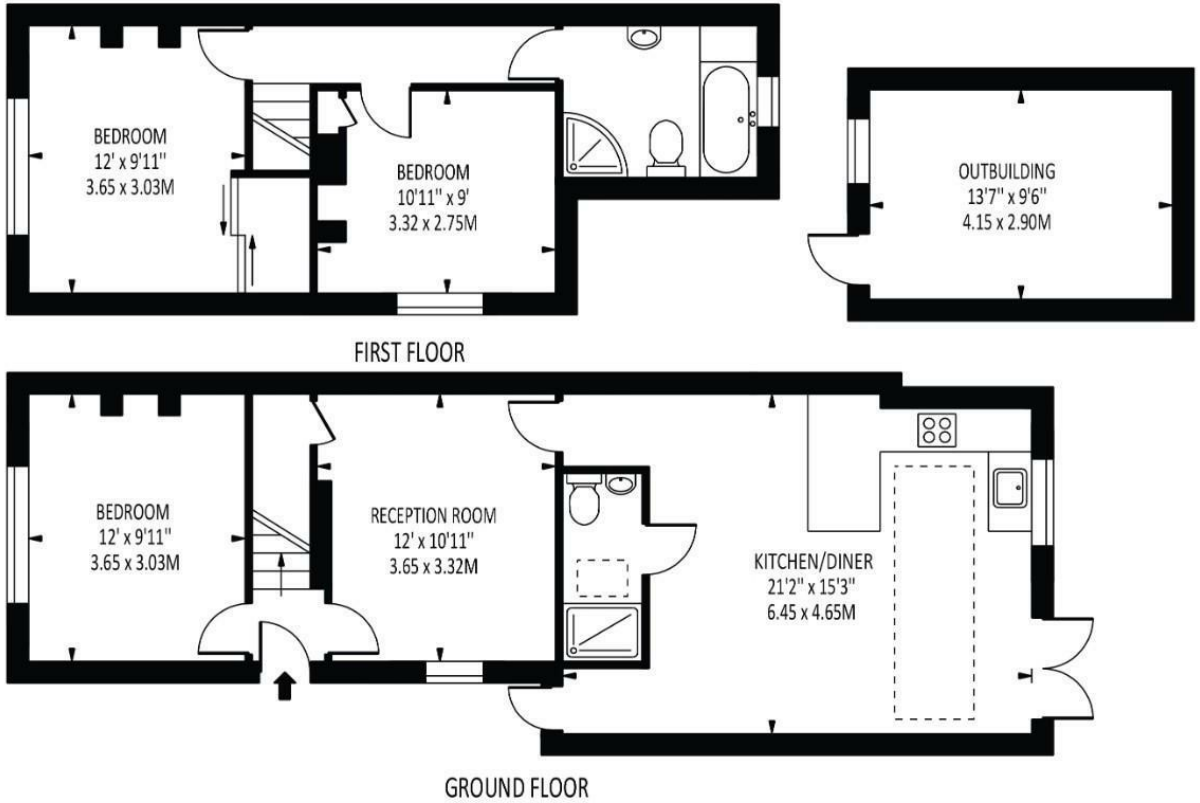
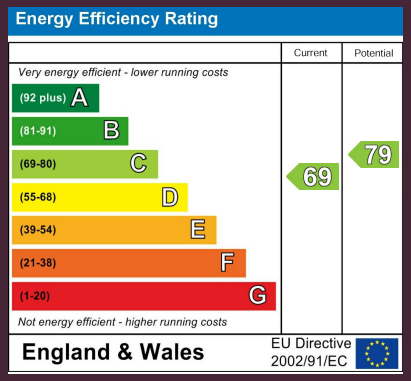
Total Area: 1103 SQ FT • 102.44 SQ M
(Including Outbuilding)
Outbuilding Area : 130 SQ FT • 12.04 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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