



Middle Close, Epsom

The **PERSONAL** Agent

# Guide Price £400,000

## Freehold

- No onward chain and huge potential
- Tucked away in a cul de sac
- Requiring modernisation throughout
- Two generous double bedrooms
- Upstairs bathroom & d/s cloakroom
- 17ft living/dining room linking to garden
- Separate kitchen
- Large loft space that is primed for conversion
- South/Westerly facing rear garden
- Garage in block & residents parking bays

Offered to the market with no onward chain and enjoying a fantastic position at the head of a small cul de sac, The Personal Agent are pleased to present this spacious terraced home, offering excellent scope to update, modernise and personalise.

The property benefits from a private south westerly facing garden and also includes a garage in a nearby block, just meters from the home, providing useful additional storage and practicality.

Requiring full refurbishment, the property presents an exciting opportunity for buyers to create a bespoke home tailored to their own tastes. The location and potential combine to offer a particularly appealing prospect.

There is also the possibility to extend to the rear and into the loft (STPP), as many neighbouring homes have done, transforming similar properties into impressive four bedroom, two bathroom family homes. This makes the property especially attractive to buyers looking to maximise both space and long-term value.



Internally, the accommodation comprises a generous living/dining room with double doors opening onto the sunny garden, a separate kitchen, and a downstairs cloakroom. Upstairs there are two double bedrooms and a family bathroom, along with a generous loft space offering clear potential for conversion.

The property is conveniently located within close proximity to well regarded local schools, and within easy walking distance of the town centre, shops and railway station, making it ideal for both families and commuters.

Middle Close is a small cul de sac set just off Middle Lane and consists of only 13 homes, creating a quiet and close knit residential setting. The property itself sits within a small pedestrianised terrace, providing a sense of seclusion and safety, while still being just meters from the parking area and garage.

Location:  
Situated within a popular and well-connected area, the property

is ideally placed for access to Epsom High Street and railway station, both just a short walk away. Nearby amenities include the Rainbow Leisure Centre and Gym, Alexandra Recreation Ground, Sainsbury's, several public houses, and excellent road links to the A24, A3 and A217, along with regular bus services.

Due to the level of interest we anticipate, early viewing is highly recommended to fully appreciate the position and potential of this home.

Sole Agent

Tenure: Freehold  
Council Tax Band: D

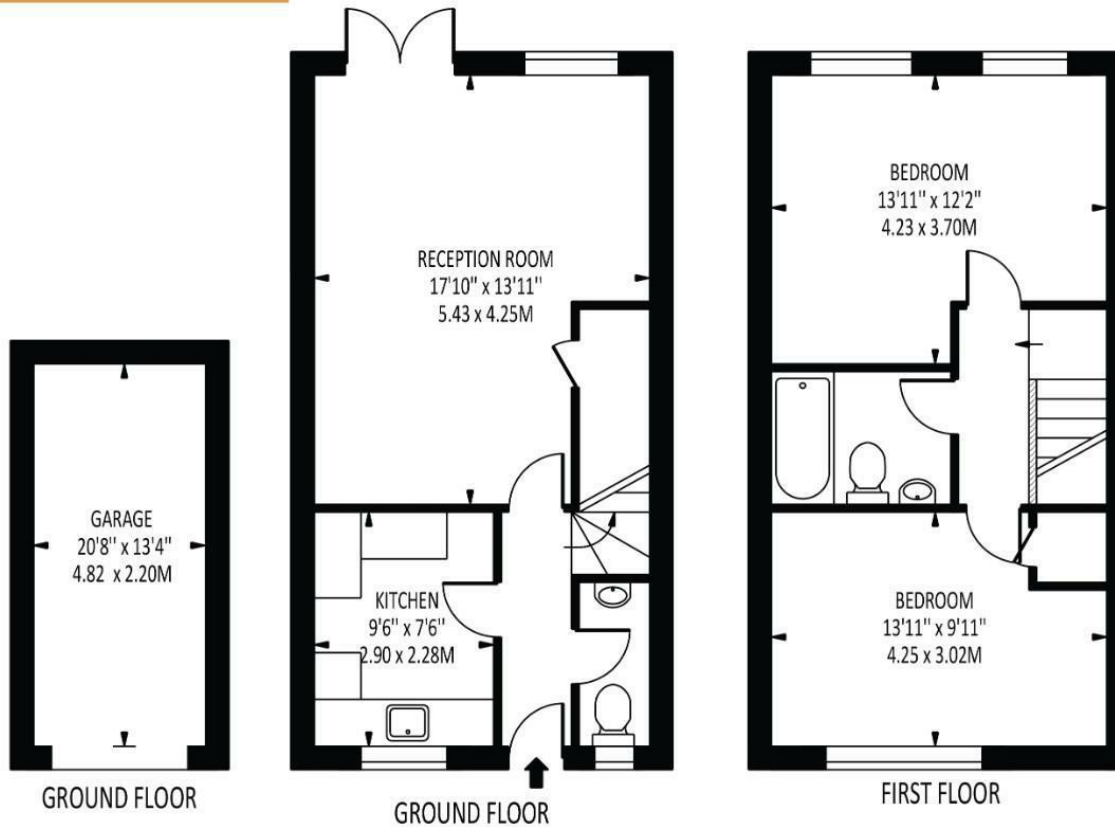






## Middle Close

Total Area: 910 SQ FT • 84.54 SQ M  
(Including Garage)  
Garage Area : 114 SQ FT • 10.60 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
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) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>38</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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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.

