



Miles Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Stunning late Victorian house
- Driveway & large detached garage
- Immaculately presented
- Open plan kitchen/diner/family room
- Living room
- Three bedrooms
- Family bathroom and ensuite
- 60ft rear garden
- Office space to rear of the garden
- Walk to town & station

This attractive and cleverly extended 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. This fine home offers impressive and flexible extended accommodation laid out over three floors with a real stylish yet homely feel throughout.

The well 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 that is perfect for entertaining, social occasions and most importantly day to day life.

The property itself is a real gem and has been finished to the owners exacting standards, coupled with the simply stunning open plan kitchen/family room and the numerous other stand out features that genuinely deliver that wow factor, finding a more impressive home will 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 oak flooring, lots of natural light and a superb high level finish throughout.

The entrance hall gives access to the bay fronted living room the front, and a stunning open plan reception space to the rear which incorporates a dining area, snug/ family area and the well equipped kitchen/breakfast room with Crittall style doors providing access to the garden, the utility/boot room and a downstairs bathroom complete the ground floor.

On the first floor are two double bedrooms serviced by a family bathroom with roll top bath and this property is completed on the second floor by a 17ft principal bedroom with ensuite shower room. Further noteworthy points include a 60ft secluded Westerly facing rear garden, detached garage that has been part converted into office space and one of only a few properties on this road with a driveway for multiple cars to the rear.

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 - E





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Total Area: 1648 SQ FT • 153.14 SQ M
(Including Eaves Storage, Restricted Height Area & Outbuilding)
Eaves Storage & Restricted Height Area : 86 SQ FT • 8.00 SQ M
Outbuilding Area : 226 SQ FT • 21.02 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) 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		
	70	79
England & Wales		
	EU Directive 2002/91/EC	

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The
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