



Miles Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Attractive semi-detached Victorian home
- Set within a popular & requested crescent
- Three double bedrooms & nursery
- Ensuite shower room & family bathroom
- Two generous reception rooms
- Kitchen/breakfast room & utility room
- Secluded 90ft Westerly facing rear garden
- Detached office with playroom & mezzanine
- Block paved driveway with parking
- Offered with no onward chain

Offered with no onward chain, this attractive and cleverly extended Victorian semi-detached house is set within a popular and much requested crescent that is just a short walk of Epsom town centre and the railway station (approximately 0.5 miles away) making it a commuter's paradise with direct, fast links to London.

This fine home not only benefits from all the practicalities of town centre living, it successfully manages to balance a feeling of being almost semi-rural when you step into its fantastic 90ft Westerly garden, it really enjoys an incredible position with a secluded and private feel.

The accommodation offers impressive and flexible space totalling 1637 Sq. Ft which is laid out over three floors with a stylish, yet truly homely feel throughout, and in our view, finding a more impressive home within this price point would 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 lots of natural light



throughout.

The entrance hall gives access to a bay fronted living room with a window seat, feature fireplace and plantation shutters, all setting the tone of what's to come. The central dining room is a great size and links to the well equipped kitchen/breakfast room with French doors providing access to the garden, altogether making a fantastic entertaining space. From a practical sense, the ground floor is completed by a utility room and a large understairs storage cupboard.

On the first floor are two double bedrooms serviced by a family bathroom with roll top bath and the property is completed on the second floor by an amazing air-conditioned principal bedroom suite with ensuite shower room and a flexible landing area which could double as a study or nursery space.

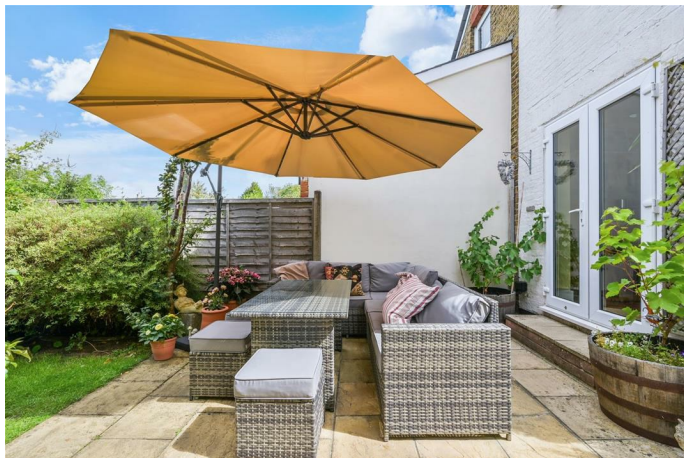
Further noteworthy points include the 90ft secluded Westerly facing rear garden, a detached garden building with air-conditioning which successfully incorporates two offices, a playroom, mezzanine space and its veranda that catches the

morning sun making it the perfect place for a coffee before work begins. The driveway with parking to the front completes this fine home.

Miles Road is a really special location with a strong sense of community amongst its residents. Whether its the occasional street parties, its active and very friendly WhatsApp residents group or the council-approved monthly street closure for a couple of hours on a Sunday for 'playing out' sessions, these things all make it a welcoming place for families. And whilst there's never any pressure to participate, it certainly helps make this a brilliant and enjoyable place to live.

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

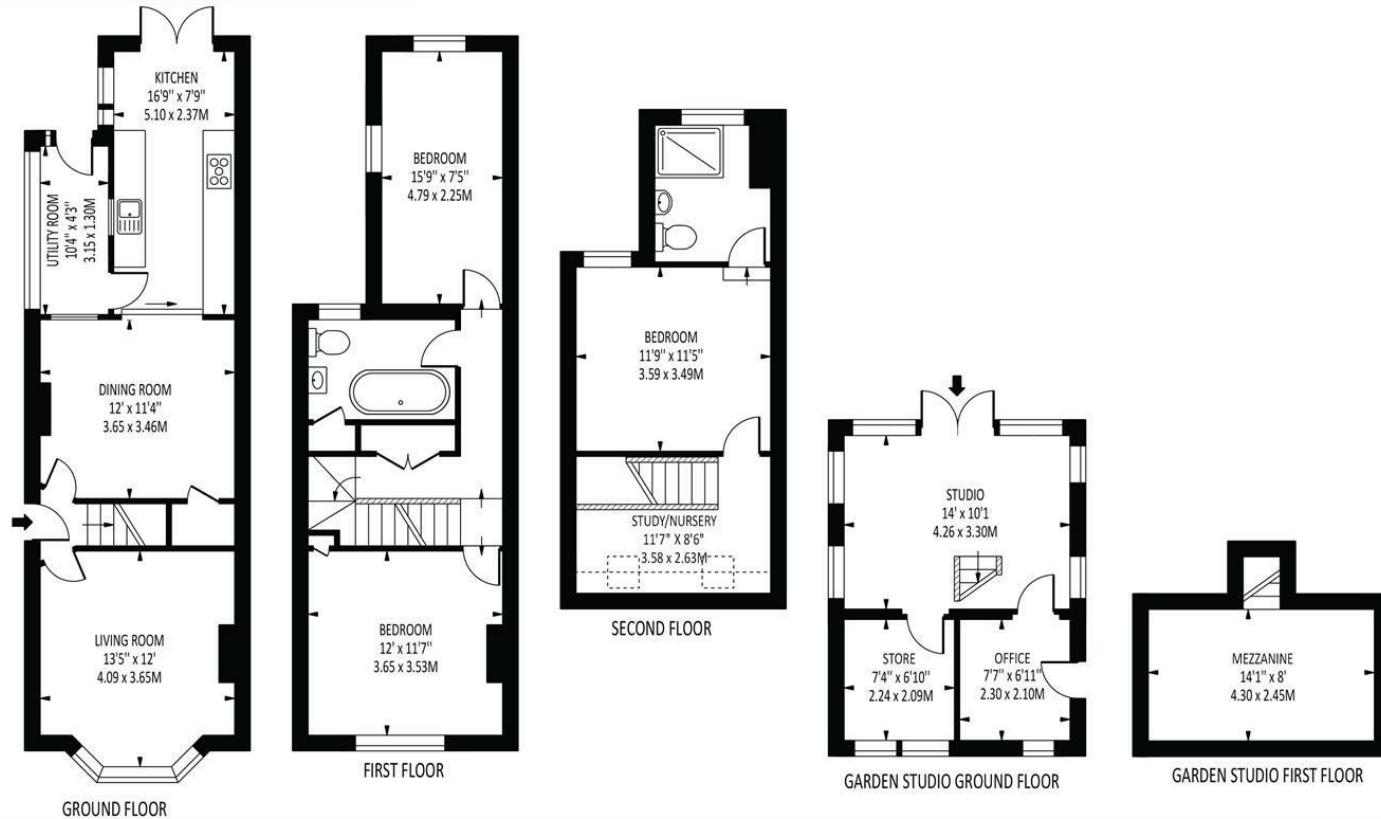




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Total Area: 1637 SQ FT • 152.05 SQ M
(Including Garden Studio & Restricted Height Area)
Garden Studio Area : 387 SQ FT • 35.97 SQ M
Restricted Height Area : 16 SQ FT • 1.48 SQ M



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		
	57	76
England & Wales		
EU Directive 2002/91/EC		

Disclaimer: For Illustration Purposes only

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