



Middle Lane, Epsom

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- First time to market in an incredible 67 years
- Much loved & well cared for family home
- Offered to the market with no on onward chain
- Double width driveway with ample parking
- Two generous and separate reception rooms
- Flexible two/three bedroom configuration
- Ground floor bathroom & first floor shower
- Large loft with potential to convert STPP
- Gated side access with useful covered lean to
- Scope to update and personalise over time

Offered to the market for the first time in an incredible 67 years, this much loved semi detached home represents a rare opportunity for a new owner to secure a well cared for home with plenty of scope to personalise and enhance over time.

Having remained within the same family for almost seven decades, the property has clearly been cherished and maintained throughout its ownership and is perfectly liveable in its current form. However, for those wishing to update and modernise, it also provides an exciting opportunity to gradually customise the accommodation and place their own stamp on the home.

Offered with no ongoing chain, the property combines generous and flexible accommodation with several features that are increasingly difficult to find within this price point.

The accommodation begins with a welcoming entrance hall, leading through to a generous living room and a separate dining room which links naturally with the kitchen. A ground floor bathroom completes the accommodation on this level, with



the overall layout providing plenty of scope for a new owner to consider how the space could be adapted or remodelled in the future, should they wish.

On the first floor, the original layout provided three bedrooms. During their ownership, our clients chose to convert the third bedroom into a particularly spacious shower room to better suit their own requirements. This creates an interesting degree of flexibility for the next owner, who may choose to retain the existing arrangement or potentially reinstate the original third bedroom configuration.

Further potential can be found within the generous loft space which, subject to the usual planning permissions and building regulations, could provide another opportunity to increase the accommodation and further enhance the home.

Externally, one of the property's standout features is its double width driveway, providing ample off-street parking, a genuine rarity for a home within this price point. Gated side access leads to a useful covered lean to and provides easy access through to

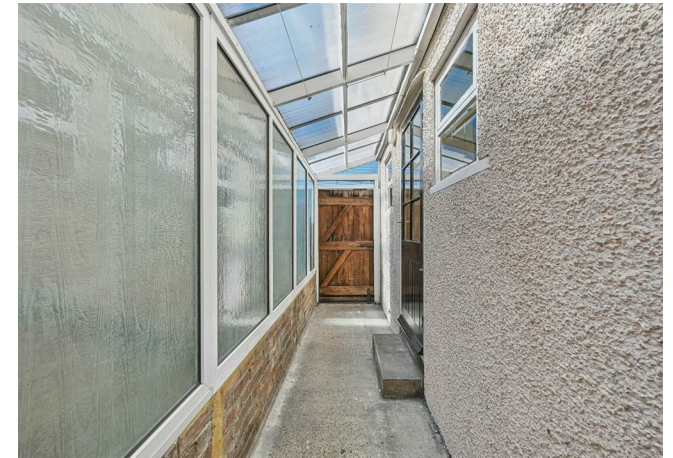
the garden.

Middle Lane is an established and convenient residential road, well positioned for access to Epsom town centre and railway station, with its comprehensive range of shops, restaurants and amenities alongside regular services into London. The surrounding area also offers access to a good selection of well regarded schools.

Ultimately, this is a home that offers the best of both worlds. It can be comfortably enjoyed from day one, whilst providing its next owner with the opportunity to update, reconfigure or potentially extend the accommodation over time to suit their own requirements.

After an incredible 67 years with the same family, the property is now ready to begin its next chapter. With no ongoing chain, excellent parking, flexible accommodation and genuine future potential, we strongly recommend an early viewing to fully appreciate everything this much-loved home has to offer.

Tenure – Freehold
Council Tax Band – D





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Middle Lane

Total Area: 924 SQ FT • 85.86 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		
England & Wales		EU Directive 2002/91/EC

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