



Miles Road, Epsom

The PERSONAL Agent

£290,000

Leasehold

- No Chain
- Victorian conversion
- Ground floor maisonette
- One double bedroom
- Kitchen with space for a table
- Spacious living room
- 80ft South Easterly facing garden
- Short walk To Town & Station

****IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY**** The Personal Agent are proud to present this well positioned Victorian ground floor maisonette situated within this popular crescent, that is within close proximity of Epsom high street and easy walking distance for the mainline station.

This charming conversion property comes to market with no chain with accommodation comprising a spacious living room, kitchen with space for a dining table, double bedroom and a modern bathroom.

Possibly the best part of this property is direct access to a South Easterly facing 80ft rear garden which is rare with homes of this size. It really is a great outside space for entertaining with friends and family on a warm Summer's evening.

The property warrants immediate inspection to fully appreciate the feel and potential. Sole agent.



This charming property would suit first time buyers, investors and downsizers alike as it really offers flexible living on a smaller scale. The property benefits from a generous double bedroom, impressive living room, modern kitchen, contemporary bathroom and its own front door and private entrance.

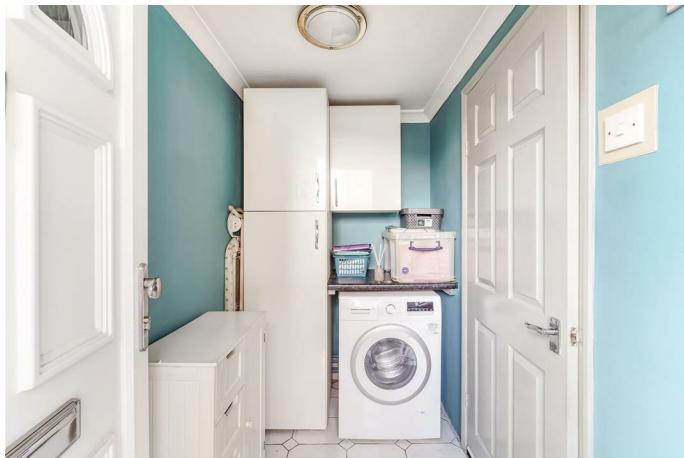
The town centre and railway station is approximately 0.4 miles away, with easy walking access to the station, which takes on average around 7 minutes.

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. 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 - Leasehold
Length of lease (years remaining) - 117
Annual ground rent amount (£) - 350.00
Annual service charge amount (£) - N/A
Council tax band - B

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

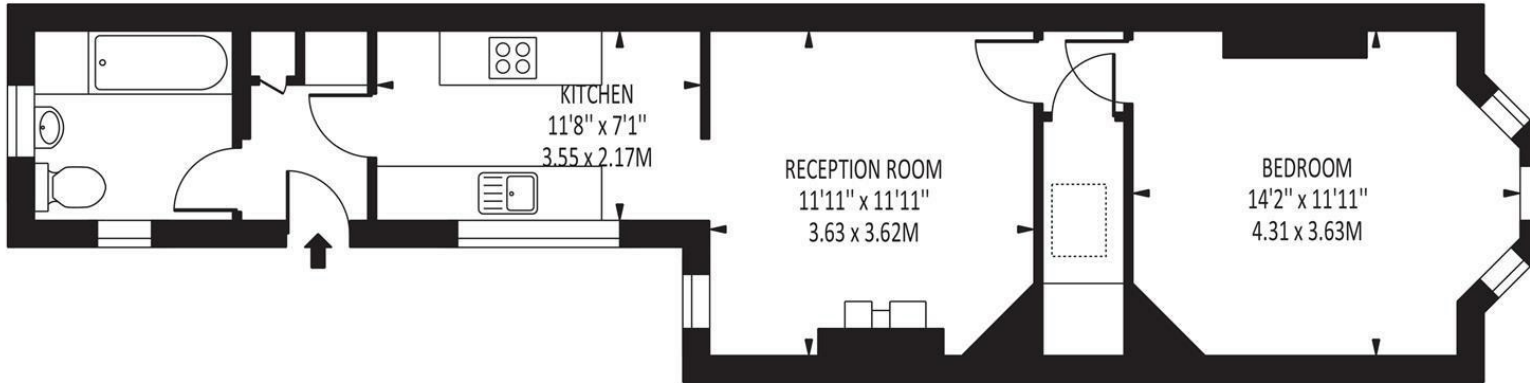




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Total Area: 504 SQ FT • 46.82 SQ M



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	69	77
(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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BANSTEAD OFFICE

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TADWORTH OFFICE

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01737 814 900

LETTINGS & MANAGEMENT

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The
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Agent

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