



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

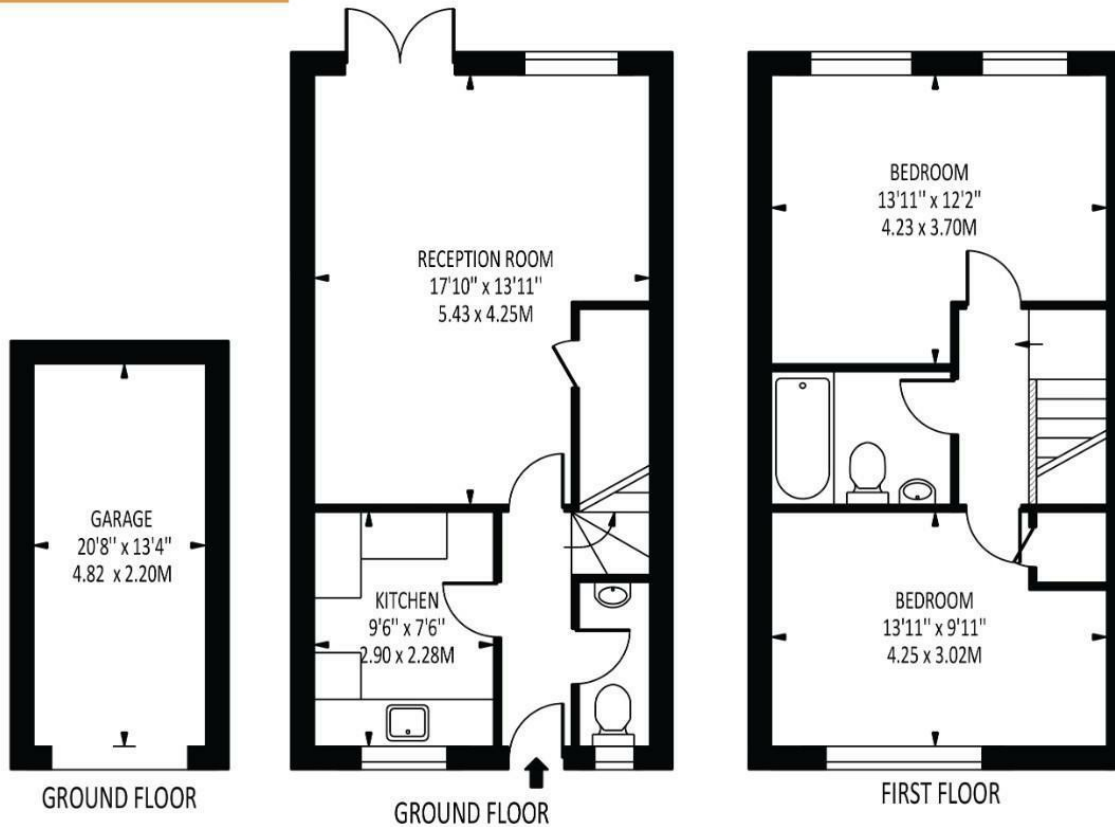






Middle Close

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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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PERSONAL
Agent

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