



Middle Lane, Epsom

The PERSONAL Agent

Guide Price £500,000

Freehold

- Attractive Victorian cottage
- Offered to the market with no onward chain
- Presented to an exceptional level
- Cleverly extended & fully refurbished
- 30ft kitchen/dining/family room
- Separate living room
- Two well proportioned double bedrooms
- Modern upstairs bathroom suite
- South/east facing landscaped rear garden
- Detached garage & residents parking scheme

Located within a popular residential road, this attractive two double bedroom Victorian home has undergone a comprehensive head to toe refurbishment and extension programme, creating a stunning turn-key property that is ready to move straight into and offered to the market with no onward chain.

The property has been thoughtfully transformed by the current owners, with planning permission obtained for a single storey side/rear wraparound extension, resulting in a superb blend of period charm and contemporary living.

The works include a new front door, new timber sash windows to the front elevation, replacement windows throughout, updated flooring, newly decorated interiors, new internal doors and skirting, a stylish new kitchen, modern bathroom suite and beautifully landscaped front and rear gardens.

From the moment you step through the front door, the quality of finish and attention to detail is immediately apparent. The separate front reception room provides a peaceful and



comfortable living space, whilst the true heart of the home is undoubtedly the impressive 30ft kitchen/dining/family room.

This exceptional space has been designed with modern living in mind, with a brand new kitchen featuring a central island creating a natural focal point and seamlessly connecting the dining and family areas. Four roof lights and large bi fold doors flood the room with natural light and provide a wonderful connection to the garden, creating the perfect setting for entertaining, family life and relaxing.

The first floor offers two well proportioned double bedrooms and a contemporary bathroom suite, completing the well balanced accommodation.

The landscaped rear garden has been professionally finished and enjoys a desirable south easterly aspect. Extending to approximately 50ft to the rear boundary, it features artificial lawn, composite decking, raised railway sleeper borders, outside lighting and power points, creating a highly usable and low-maintenance outdoor space ideal for both entertaining and

relaxation. A detached garage sits to the rear, providing excellent storage or further practical use. The front of the property has also been enhanced with new porcelain paving and attractive external finishes.

Further benefits include residents' permit parking with guest passes available, alongside an excellent location within easy reach of local amenities. The high street and railway station are both just a short distance away, while nearby facilities include the Rainbow Leisure Centre and gym, supermarkets, cafés, public houses and excellent road links to the A24, A3 and A217.

A rare opportunity to acquire a beautifully refurbished Victorian home, offering the perfect combination of character, contemporary design and an exceptional family living space. Immediate viewing is highly recommended.

Tenure - Freehold
Council tax band - D





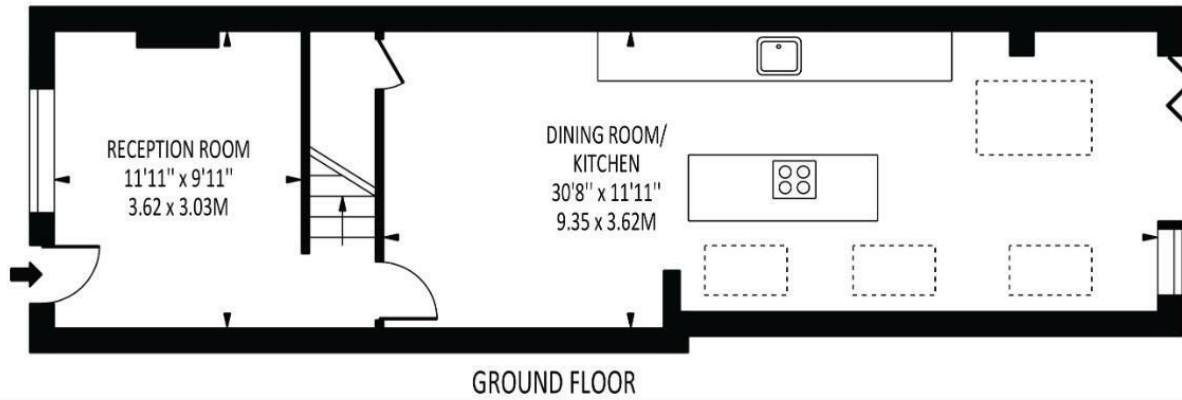
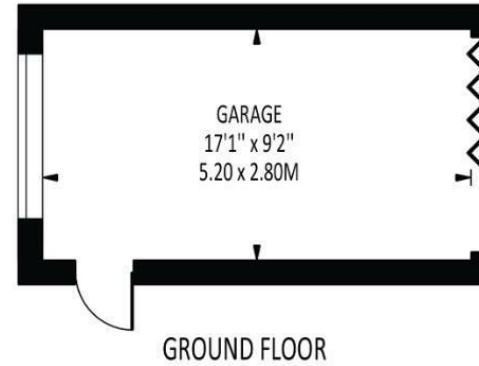
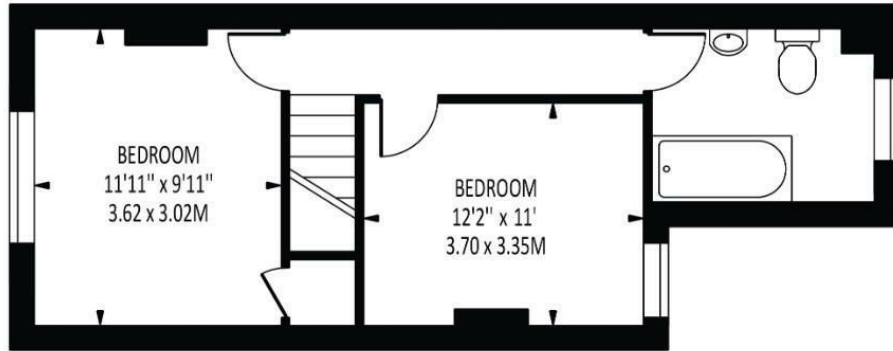
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Middle Lane

Total Area: 1012 SQ FT • 94.00 SQ M
(Including Garage)
Garage Area : 157 SQ FT • 14.56 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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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.

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