



Miles Road, Epsom

The **PERSONAL** Agent



# Guide Price £600,000

## Freehold

- Fully modernised Victorian home
- Short walk to town & station (0.4m)
- Bay fronted lounge with shutters
- Open dining room to fitted kitchen
- Stylish first floor family bathroom
- Two generous double bedrooms
- Loft/bonus room with Velux & sash window
- 92ft South/Easterly rear garden with patio
- Granite stone driveway & side access
- Scope to extend (STPP) in line with neighbours

This beautifully presented Victorian semi detached home is set within a highly regarded crescent, just a short walk from Epsom town centre and the railway station, approximately 0.4 miles away.

Having been significantly improved and fully modernised by the current owners, the property now offers a stylish, turn-key finish throughout, while still retaining its inherent character and charm. The result is a home that effortlessly blends period features with contemporary living.

The accommodation is thoughtfully arranged over three floors, with a natural flow that suits both everyday family life and entertaining. On the ground floor, there are two reception rooms, including a welcoming bay-fronted living room with plantation shutters, and a generous dining room that links seamlessly to the kitchen, creating an ideal social space.

The kitchen itself is modern and well appointed, enjoying a bright outlook over the rear garden and complemented by useful under stairs storage.



On the first floor, there are two well proportioned bedrooms, both beautifully presented and continuing the plantation shutter theme, together with a stylish and contemporary family bathroom. The positioning of the bathroom on this level is a particularly attractive feature and enhances the practicality of the layout.

The accommodation continues to the top floor, where a highly versatile loft/bonus room is currently used as a bedroom. Flooded with natural light from both a Velux window and a sash window, this space offers excellent flexibility as a guest room, home office or hobby area. As with many neighbouring homes, there is clear potential to extend and reconfigure this level (STPP) to create a principal bedroom suite with en suite facilities if desired and further scope to create a large kitchen/dining room by extending to the rear too.

Outside, the property benefits from a private granite stone driveway providing off street parking, along with side access leading to a well maintained rear garden of approximately 92ft. The garden enjoys a patio area ideal for entertaining, a level lawn, and useful garden sheds.

Miles Road remains incredibly popular due to its attractive period homes and its convenient position on the periphery of the town centre, offering easy access to a wide range of amenities and excellent transport links. Epsom station provides regular services to London Bridge, Waterloo and Victoria, making it ideal for commuters.

Epsom High Street offers a variety of shops, restaurants and leisure facilities, including the Ashley Centre and Epsom Playhouse. The area is also well known for its excellent selection of state and independent schools, as well as the nearby Epsom Downs, home of The Derby. The M25 (Junction 9) is within easy reach, providing access to both Heathrow and Gatwick airports.

Tenure – Freehold  
Council Tax Band – D









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## Miles Road

Total Area: 1281 SQ FT • 119.04 SQ M  
(Including Eaves Storage & Garden Shed)  
Eaves Storage Area : 119 SQ FT • 11.10 SQ M  
Garden Shed Area : 153 SQ FT • 14.19 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 62                      | 74        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



