



Miles Road, Epsom

The PERSONAL Agent

Offers In Excess Of £650,000 Freehold

- Attractive semi-detached Victorian home
- Set within a popular & requested crescent
- Four bedrooms
- Four piece bathroom and separate shower room
- Two generous reception rooms
- Well equipped kitchen and utility
- Downstairs W.C.
- Block paved driveway with parking
- Secluded 100ft South Easterly facing rear garden
- Potential to extend (STPP)

This attractive and cleverly extended Victorian semi detached house is set within a popular and much requested crescent that is just a short walk of Epsom town centre and the railway station (approximately 0.5 miles away) making it a commuter's paradise with direct, fast links to London.

This fine home not only benefits from all the practicalities of town centre living, it successfully manages to balance a feeling of being almost semi rural when you step into its fantastic 100ft South Easterly garden, it really enjoys an incredible position with a secluded and private feel.

The accommodation offers impressive and flexible space totalling almost 1200 Sq. Ft which is laid out over three floors with a stylish, yet truly homely feel throughout, and in our view, finding a more impressive home within this price point would be a very difficult task indeed.

As soon as you step through the front door the amazing feel of



the property is immediately evident, with lots of natural light throughout.

The entrance hall gives access to a bay fronted living room with feature fireplace all setting the tone of what's to come. The central dining room is a great size and links to the well equipped kitchen. From a practical sense, the ground floor is completed by a utility room and a downstairs W.C.

On the first floor are two double bedrooms serviced by a four piece family bathroom and the property is completed on the second floor by an amazing principal bedroom suite with shower room and a flexible fourth room which could double as a study or nursery space.

Further noteworthy points include the 100ft secluded South Easterly facing rear garden, a storage shed at the end and plenty of space to extend to the rear (STPP). The driveway with parking to the front completes this fine home.

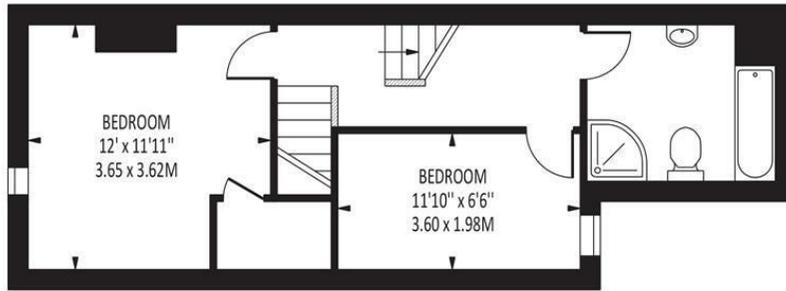
Miles Road is a really special location with a strong sense of community amongst its residents. Whether its the occasional street parties, its active and very friendly WhatsApp residents group or the council-approved monthly street closure for a couple of hours on a Sunday for 'playing out' sessions, these things all make it a welcoming place for families. And whilst there's never any pressure to participate, it certainly helps make this a brilliant and enjoyable place to live.

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.

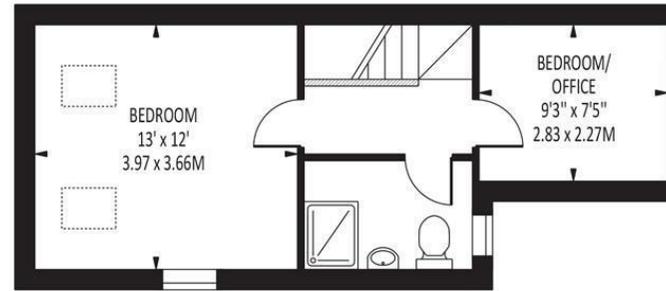
Tenure - Freehold
Council tax band -D



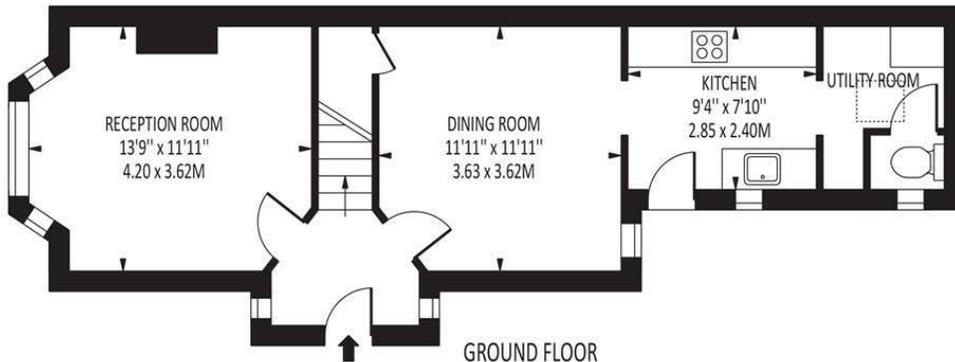




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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		82
(69-80)	C		
(55-68)	D	68	
(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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