



Miles Road, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Victorian semi-detached house
- No ongoing chain
- Walk to town & station
- 108ft Easterly facing garden
- Three bedrooms
- Two reception rooms
- Kitchen + conservatory/store
- Downstairs bathroom
- Large loft & scope to extend STPP
- Driveway with off street parking

This attractive Victorian semi-detached house is set within a popular crescent that is just a short walk of Epsom town centre and the railway station, which is approximately 0.4 miles away.

Whilst it is undeniable that the property requires some updating and general modernisation, we believe that this character home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The property offers scope to extend STPP with many direct neighbours setting the precedent for what could be achieved, and therefore we believe that the property should be viewed for what it currently is and what it could potentially be.

Miles Road is incredibly popular with a mix of Victorian semi detached homes and is located on the periphery of the Town



Centre with excellent access to all of the surrounding amenities and transport links with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

As soon as you step into the property the flexible layout is immediately apparent. On the ground floor are two reception rooms, a kitchen with side access, a conservatory/store and access to the private Easterly facing garden. The ground floor is completed by a generous bathroom.

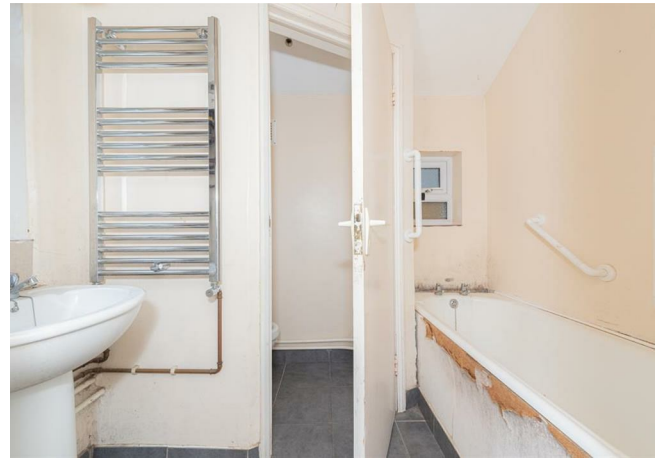
On the first floor there are two double bedrooms and a generous third bedroom. Further noteworthy points include a 108 Ft rear garden with conservatory/outside store and a patio area, whilst there is a hard standing parking space to the front.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which

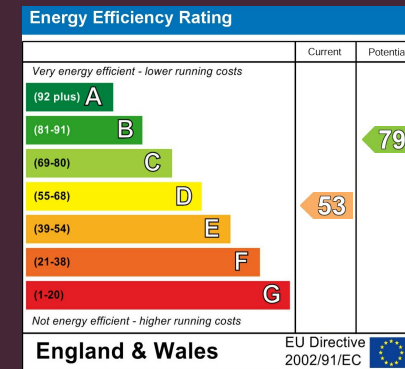
offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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







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