



Middle Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £535,000 Freehold

- End of terrace Victorian cottage
- Three nicely proportioned bedrooms
- Superb residential road
- Easy access to Station & High Street
- Beautifully refurbished throughout
- 20ft kitchen/dining/family room
- Separate living room/TV snug
- Contemporary bathroom suite
- Detached double garage to the rear
- Further on street residents parking

Located within a popular residential road, this attractive, three bedroom Victorian cottage is offered to the market in immaculate order having been the subject of a full refurbishment program with tasteful and stylish design touches throughout the nicely balanced accommodation.

The property enjoys an excellent position within the road and a South/Easterly facing garden with garage to the rear which measures 18ft x 15ft. The property is also ideally located for easy access to the high street and railway station, both being just a short walk away.

Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

The property benefits from full double glazing, landscaped front and rear gardens, a smart bin store and even space for a hot tub!



From the moment that you step through the front door the wonderful feel is immediately apparent. The 20ft kitchen/dining room really is the heart of this home and makes for a brilliant entertaining space. The kitchen area enjoys high quality fittings that seamlessly blend with the timeless shaker style units and stone worktops, providing the ultimate first impression.

This part of the ground floor really does provide a wonderful entertaining space and creates a balanced and practical layout with double doors giving access to the garden. However, there is still a further living room which has a flexibility of use, with our clients utilising it as a TV snug as well as the contemporary bathroom suite and utility area. On the first floor there are three incredibly spacious bedrooms and access to a practical loft space.

The rear garden, which benefits from the most requested South Easterly aspect is a low maintenance space and the addition of direct access to a private 18ft garage via a residents access road

to the rear. A truly tasteful and clean finish complements the well appointed accommodation with immediate inspection is advised.

The property is set within a highly requested and rarely available residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing and avoid disappointment.

Tenure - Freehold
Council tax band - D





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Total Area: 1103 SQ FT • 102.48 SQ M

(Including Garage)

Garage Area : 292 SQ FT • 27.10 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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only

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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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