



Middle Lane, Epsom

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Attractive Victorian cottage
- Walk to town & station
- Two double bedrooms
- 24ft reception room
- Extended kitchen with bi folds
- Spacious upstairs bathroom
- South/East facing rear garden
- Direct access to private garage
- Presented in excellent order
- Fully double glazed

Located within a popular residential road, this attractive, extended two double bedroom Victorian terraced cottage is offered to the market in immaculate order throughout and offers well balanced accommodation.

The property enjoys an excellent position within the road and a South/Easterly facing garden with garage to the rear which measures 22ft x 10ft. The property 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.

The property benefits from full double glazing, landscaped the front and rear gardens, and an updated combi-boiler.

From the moment that you step through the front door the



wonderful feel is immediately apparent. The 24ft living room benefits from exposed wooden floorboards and a feature fireplace with brick surround, this links to the extended and stylish kitchen area with island, vaulted ceilings with skylights letting natural light flood in.

The ground floor really does provide a wonderful entertaining space and creates a balanced and practical layout with bifold giving access to the garden. On the first floor there are two spacious double bedrooms and modern bathroom with walk in shower.

The garden, which benefits from the most requested South Easterly aspect is a low maintenance space and the addition of direct access to a private garage would be high up on anyone's wish list. A tasteful finish complements the well appointed accommodation and 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



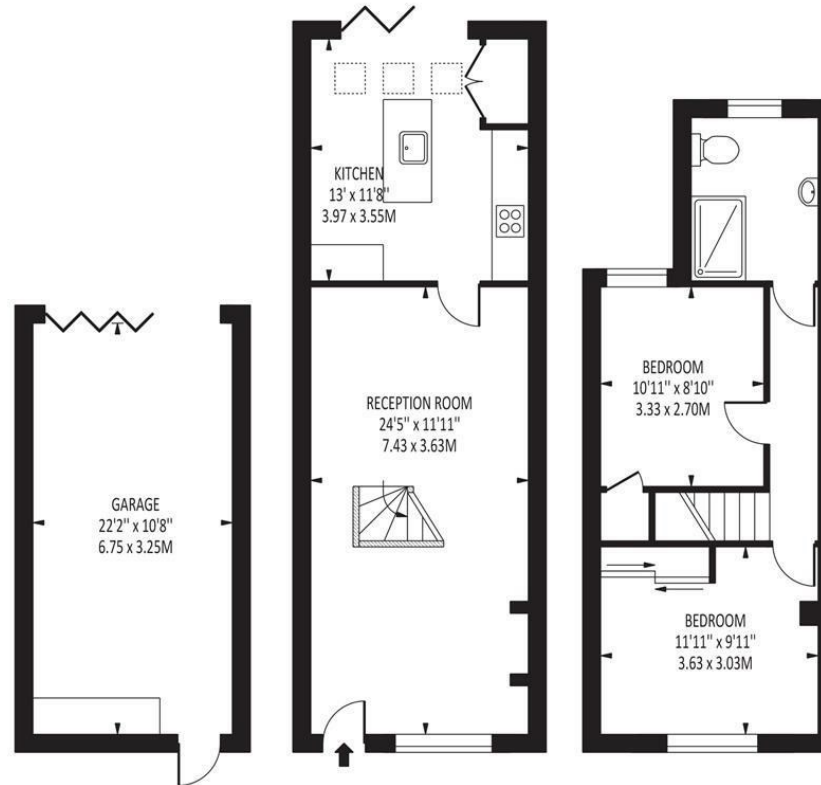


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Total Area: 1032 SQ FT • 95.86 SQ M
(Including Garage)
Garage Area : 236 SQ FT • 21.94 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	78
England & Wales		
EU Directive 2002/91/EC		

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