



Middle Close, Epsom

The PERSONAL Agent

Guide Price £550,000

Freehold

- Cul-de-sac location
- Modern terraced home
- Four bedrooms
- Spacious lounge/diner
- Family bathroom and ensuite
- Downstairs cloakroom
- South/East facing 42ft rear garden
- Off-street Residents Parking
- Separate garage en-bloc
- Over 1250 sq ft in total

Tucked away towards the end of this rarely available cul-de-sac, this deceptively spacious four bedroom house is offered in fantastic order and is arranged over three floors, offering 1140 sq ft of accommodation plus a garage en bloc.

This modern home is well-positioned for Epsom town centre, railway station and local schools including the highly requested outstanding Glyn boys school.

Set within the popular Middle Close, these mid-terrace homes are rarely available and the fantastic South/East facing secluded rear garden coupled with the extended storage and opportunity to further extend to the rear should not be missed.



This deceptively spacious terraced home is in great order throughout and warrants a closer look to fully appreciate the space on offer. The ground floor enjoys an entrance hall, downstairs cloakroom, white fitted kitchen with wooden worktops and a spacious 17ft x 14ft lounge/diner with doors to garden and a generous walk-in under stairs storage cupboard. To the first floor there are three well proportioned bedrooms all serviced by contemporary family bathroom.

The second floor benefits from a large 20ft principal bedroom with ensuite shower room and eaves storage. The property also features a low maintenance 42ft rear garden which is South/Easterly in aspect. There is off-street residents parking directly outside the property, as well as a garage en bloc nearby.

The property is set within a popular cul de sac and enjoys an excellent position. It is ideally located for easy access to Epsom High Street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Alexandra Recreational Ground, Sainsburys, and 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. Sole agent.

Tenure - Freehold
Council tax band - D



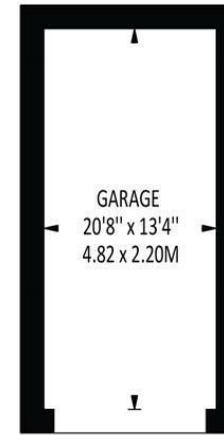
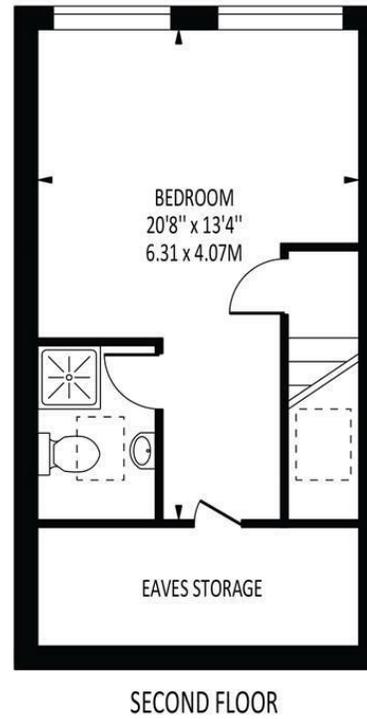
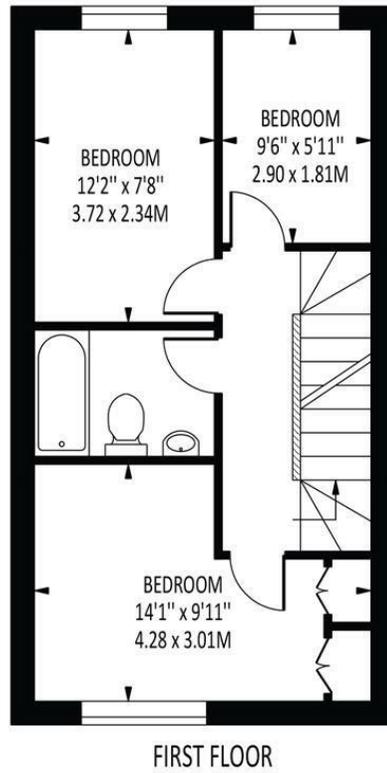
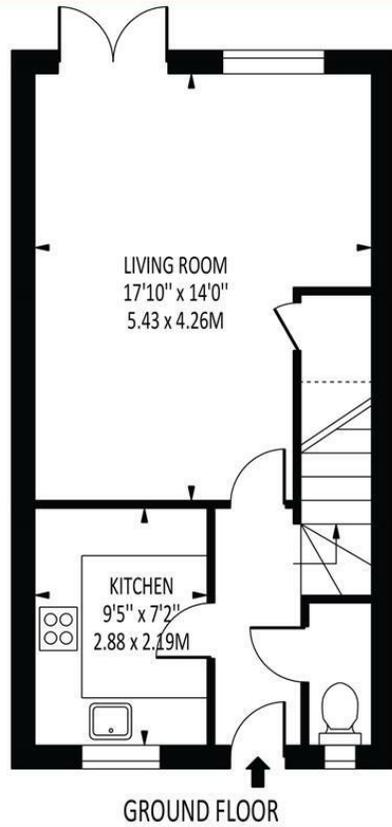


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Total Area: 1140 SQ FT • 105.91 SQ M
 (Including Eaves Storage & Excluding Garage)
 Eaves Storage Area : 66 SQ FT • 6.15 SQ M
 Garage Area : 114 SQ FT • 10.60 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 76 | |
| (55-68) | D | | |
| (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
 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.

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