



Middleton Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- Quiet cul-de-sac location
- Over 1,485 sq ft of living space
- Extended modern kitchen with range
- Spacious L shaped lounge and diner
- Bright conservatory with garden views
- Four generous double bedrooms
- Ground floor shower & utility room
- 42ft private east facing rear garden
- Off street parking to front driveway
- Walk to Ewell West station & shops

Tucked away at the head of a quiet cul-de-sac, this beautifully presented and deceptively spacious family home offers generous, flexible accommodation extending to 1485 sq ft. A viewing is highly recommended to truly appreciate the space, finish, and superb position this property enjoys.

Designed with modern family living in mind, the well planned layout features flowing, open plan reception areas that blend seamlessly, perfect for entertaining, social gatherings, and the demands of everyday life. Defined yet connected living spaces create a versatile environment adaptable to a wide range of lifestyles.

The property benefits from an attractive frontage providing ample off street parking. To the rear, a secluded east facing garden offers a peaceful retreat, complete with a detached shed/workshop, ideal for hobbies or storage.

From the moment you step inside, the sense of space and



potential is immediately apparent. This is a home that effortlessly combines practicality with style, offering comfort, flexibility, and room to grow.

The ground floor comprises an extended kitchen with sleek high gloss units and space for a range cooker, opening through double doors into a spacious L shaped lounge/diner that in turn leads to a bright conservatory overlooking the rear garden. The property also benefits from a modern ground floor shower room and a separate utility room, adding further practicality for busy family life.

Upstairs, there are four generously sized double bedrooms, all well proportioned and serviced by a main family bathroom. The rear garden extends to approximately 42ft and enjoys an easterly aspect with a good degree of privacy, creating a peaceful outdoor retreat. A detached garden shed store/workshop provides dry storage or the potential for use as a hobby space. The front of the property offers ample off street parking and adds to the attractive curb appeal.

Conveniently located equidistant from both Epsom High Street and Ewell West Station, the home is well placed for access to a wide range of amenities including The Ashley Centre, Epsom Playhouse, Rainbow Leisure Centre, and the David Lloyd Club. There is also a broad selection of cafés, restaurants, and pubs nearby.

Epsom is a popular commuter town to the southwest of London, known for its excellent transport links, a strong mix of state and independent schools for all age groups, and proximity to Epsom Downs, home of The Derby. The M25 (Junction 9) is a short drive away, offering fast access to both Heathrow and Gatwick airports. This freehold property offers a fantastic opportunity for buyers seeking a spacious, well located, and beautifully presented family home.

Tenue: Freehold
Council tax band: D

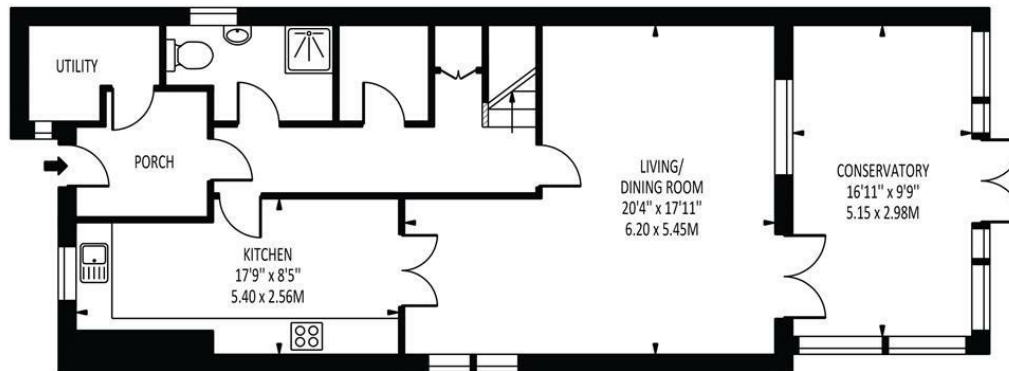
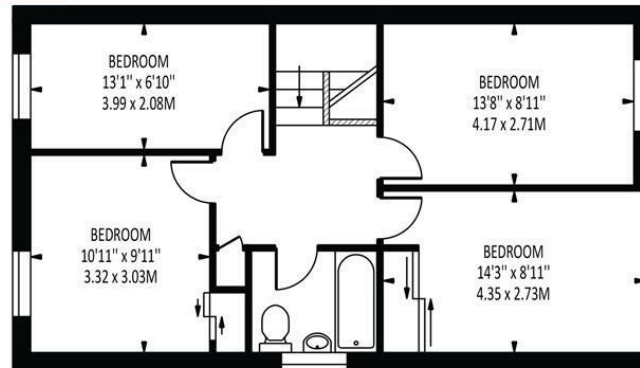




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Total Area: 1485 SQ FT • 137.96 SQ M



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		83
(81-91) B		
(69-80) C	73	
(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

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