



Middle Close, Epsom

The PERSONAL Agent

Guide Price £500,000

Freehold

- Cul-de-sac location
- Modern end of terrace home
- Two bedrooms
- Spacious lounge/diner
- Family bathroom
- Downstairs cloakroom
- Bonus loft room
- South/West facing rear garden
- Separate garage en-bloc
- 1278 sq ft in total

Tucked away towards the end of this rarely available cul-de-sac, this deceptively spacious two bedroom house is offered in fantastic order and is arranged over two floors plus a bonus loft room, offering 1278 sq ft of accommodation and 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 end of terrace homes are rarely available and the fantastic South/Westerly facing secluded rear garden coupled with the extended storage and opportunity to further extend to the rear should not be missed.



This deceptively spacious end of terrace 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 integrated appliances 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 two well proportioned bedrooms both with built in storage all serviced by contemporary family bathroom and there is the additional benefit of a loft room and garage accessible to the rear of the garden.

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

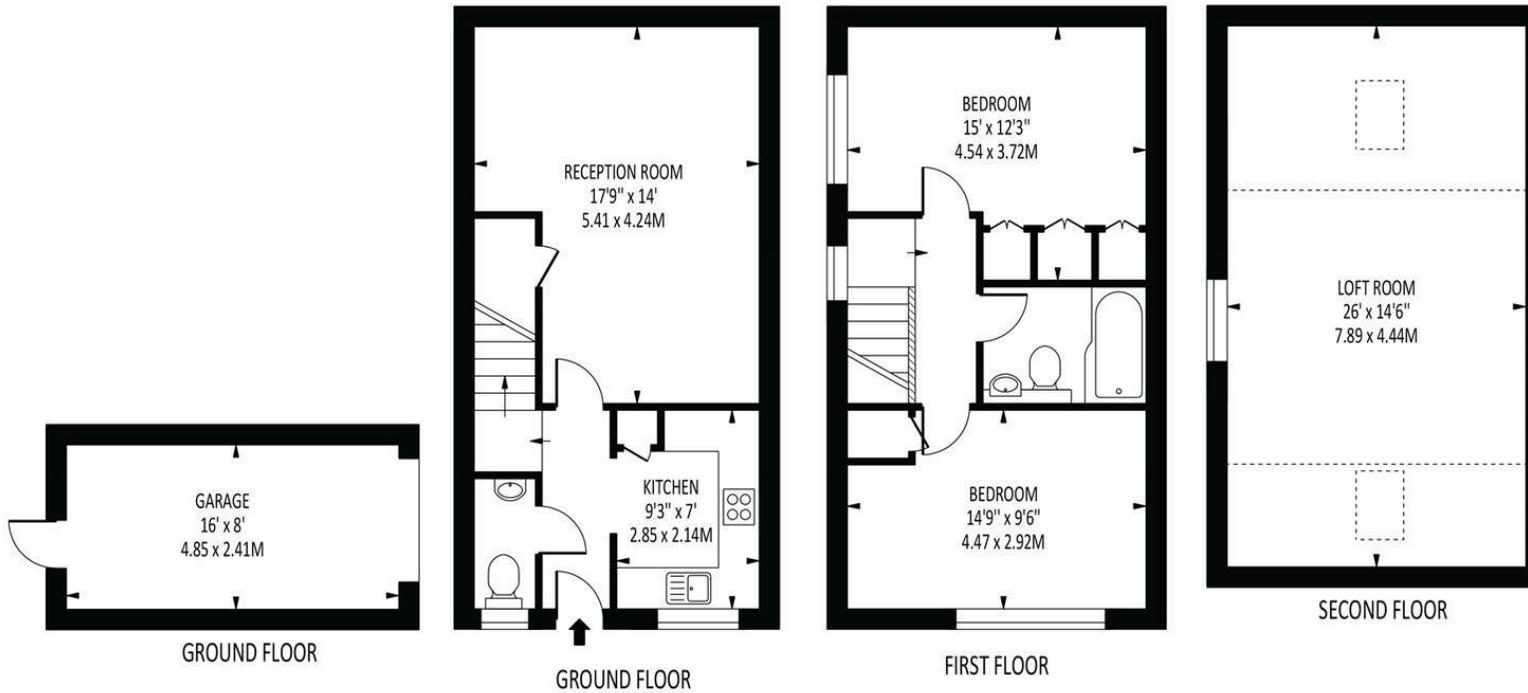






Middle Close

Total Area : 1278 SQ FT • 118.74 SQ M
 (Including Restricted Height Area & Garage)
 Restricted Height Area : 185 SQ FT • 17.16 SQ M
 Garage Area : 126 SQ FT • 11.69 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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