



Middle Lane, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Freehold

- Attractive Victorian cottage
- Walk to town & station
- Two double bedrooms
- Two reception rooms
- Modern fitted kitchen
- Spacious upstairs bathroom
- 45ft South/East facing rear garden
- 18ft x 16ft gated driveway
- Presented in excellent order
- Fully double glazed & updated boiler



Located within a popular residential road, this attractive two double bedroom Victorian end of terrace cottage is offered to the market in very good order throughout and offers well balanced accommodation.

The property enjoys an excellent position within the road and a 45ft South/Easterly facing garden with gated block paved double driveway to the rear which measures 18ft x 16ft. 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 living room benefits from original stripped wooden floorboards and a feature fireplace, the dining room links to the kitchen area thus providing a wonderful entertaining space and creating a balanced and practical layout with access to the garden. On the first floor there are two spacious double bedrooms and spacious bathroom.

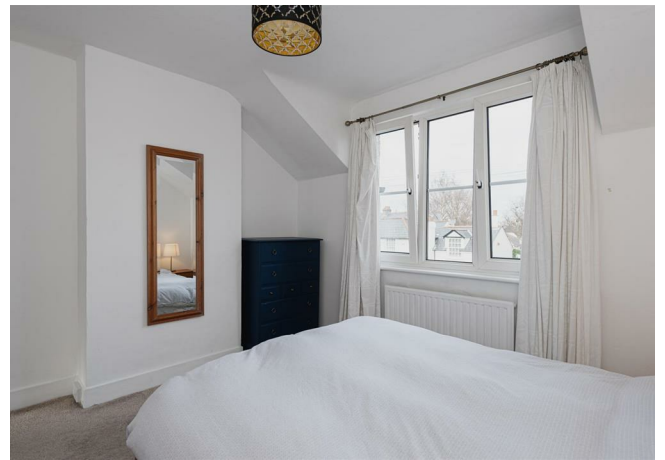
The garden, which benefits from the most requested Southerly aspect is a lovely space and the addition of gated parking would be high up on anyone's wish list. A tasteful finish complements the well appointed accommodation and immediate inspection is advised.

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

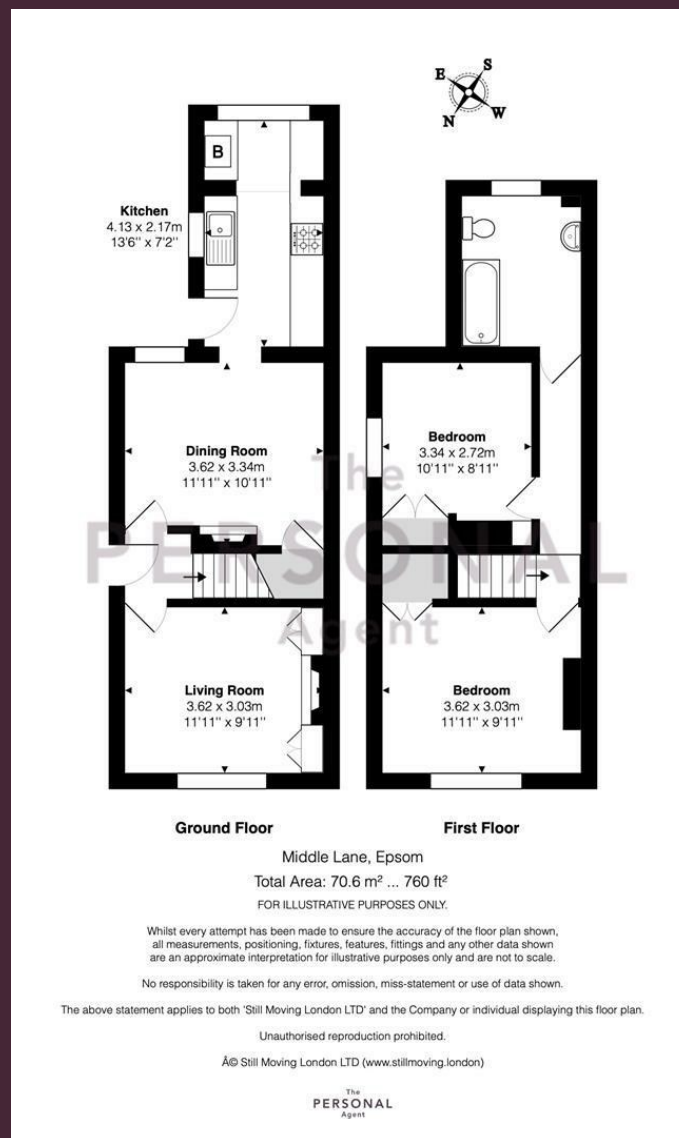
station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

