



Middle Lane, Epsom

The **PERSONAL** Agent

Offers In Excess Of £425,000 Freehold

- No onward chain
- Huge scope to extend STPP
- Walk to town & station
- Two double bedrooms
- Two reception rooms
- Downstairs bathroom
- Secluded garden
- Off street parking



Offered with no onward chain and set within a popular residential road, this delightful semi detached house offers a wonderful opportunity for those seeking a cosy yet spacious abode featuring a welcoming reception room, two bedrooms, and a convenient downstairs bathroom.

Whilst it is undeniable that the property requires decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property is within the catchment area of many fantastic local primary and secondary schools, and located within a short walk of Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and café which are just a few hundred metres around the corner.

With no onward chain, the property presents a hassle-free buying opportunity. Moreover, the ample storage throughout ensures that your belongings can be neatly tucked away.

One of the highlights of this charming home is the huge potential it offers for extension, subject to the necessary planning permissions. Imagine the possibilities of creating your dream space within this lovely cottage style residence.

From the moment that you step through the front door the wonderful feel is immediately apparent. The living room benefits from 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 well proportioned double bedrooms.

Externally there is a secluded garden to the back and side which allows the opportunity for extending (STPP) and to the

front there is off street parking.

Immediate inspection is advised.

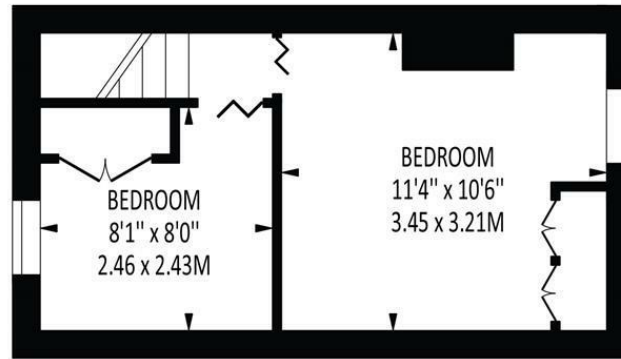
The property is set within a highly requested residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both being just a short walk away.

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.

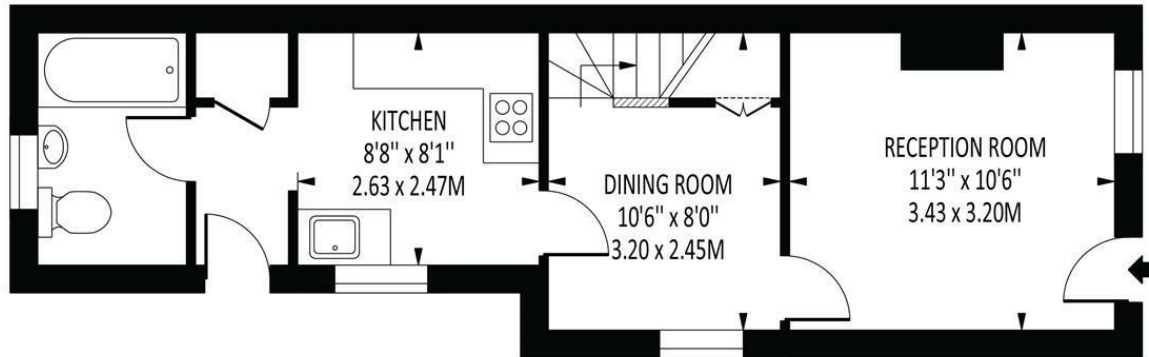
Tenure - Freehold
Council tax band - C







FIRST FLOOR



GROUND FLOOR

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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		65	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The **PERSONAL** Agent

