



Miles Road, Epsom, KT19 9AA

welcome to

Miles Road, Epsom

Barnard Marcus are delighted to offer to the market this well presented four double bedroom semi - detached family home. Situated on a popular road within walking distance to Epsom Town Centre & Train Station, providing direct links to London Waterloo, Victoria and London Bridge.



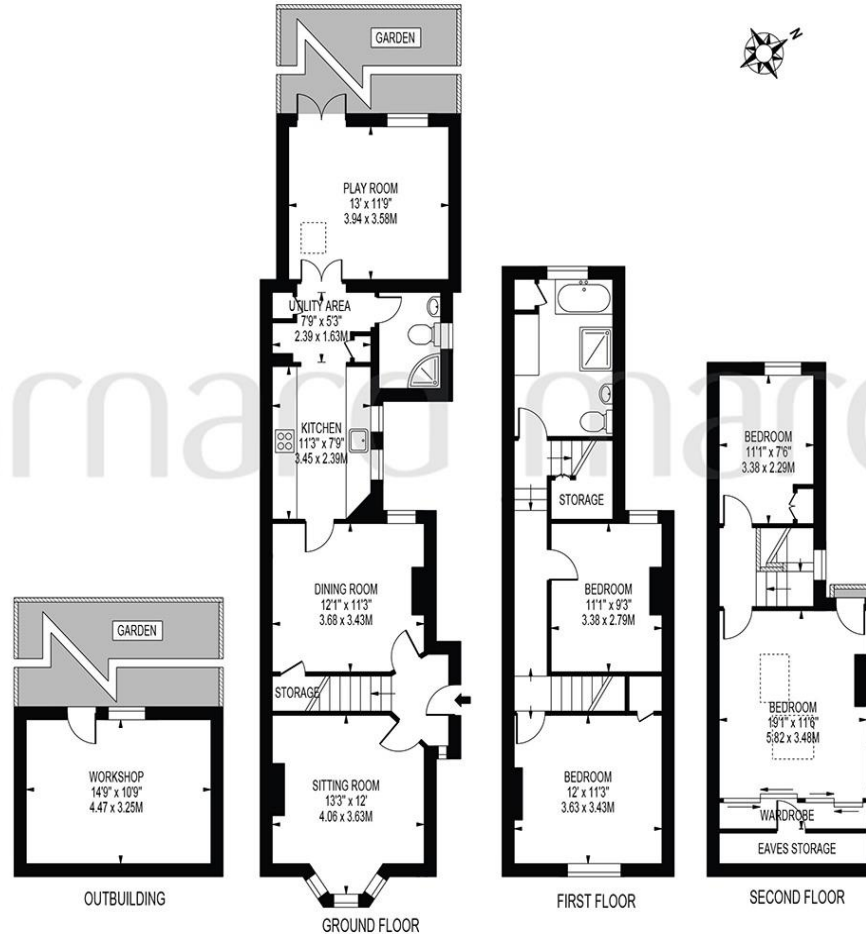
MILES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1663 SQ FT - 154.4 SQ M
(INCLUDING EAVES STORAGE, WARDROBE & OUTBUILDING)

(INCLUDING EAVES STORAGE, WARDROBE & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 27 SQ FT - 2.52 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 156 SQ FT - 14.53 SQ M



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 OR 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.

Situated in the vibrant heart of Epsom, within walking distance to the Town centre and Epsom Station is this stunning four-bedroom semi-detached Victorian family home that has been expertly extended and offers flexible accommodation across all floors.

The ground floor offers you with a double reception room layout, offering an inviting ambience and strikes a perfect balance between living and dining space with sitting room to the front & dining room that leads perfectly into a modern fitted galley kitchen with gas hob & breakfast bar, this then flows into a utility space and ground floor shower room with toilet & basin. The ground floor is completed by a multi-functional room that could be playroom, home office, bedroom or second sitting room.

The first floor offers two double bedrooms and a large family bathroom complete with four piece suite that includes bath and separate shower.

The second floor then offers a further two double bedrooms including a dual aspect master bedroom with Juliet balcony and wall to wall fitted wardrobes.

The home is completed by a landscaped rear garden with patio, laid to lawn and a fully wired outhouse perfect for workshop or home office.

Epsom offers a covered shopping centre and plenty of bars, restaurants and coffee shops as well as leisure activities such as an Odeon cinema, Epsom Playhouse Theatre, Rainbow leisure centre, David Lloyd health club as well as numerous gyms, parks, cycle routes and Epsom Downs racecourse.

welcome to

Miles Road, Epsom

- Victorian Semi-Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Walking Distance To Epsom Station & High Street

Tenure: Freehold EPC Rating: D

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EWE106616



Property Ref:
EWE106616 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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