



Middle Lane, Epsom

Guide Price £475,000



30 Middle Lane

Epsom

Charming Victorian terraced house on desirable road. Spacious with 2 double bedrooms, separate reception and dining areas. South-facing garden and detached outbuilding. Close to town centre and transport links. Book viewing now!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Mid-Terrace
- Well Presented
- Large Garden Office/Cabin With W.C.
- Two Generous Bedrooms
- Spacious Bathroom
- Two Receptions
- Modern Kitchen
- South East Facing Garden
- Close To Town Centre & Station



In a great location on a highly desirable residential road, this charming Victorian terraced house offers spacious and stylish living, thoughtfully updated by the current owners. The property boasts two generously sized double bedrooms and a bright, welcoming layout, including a separate reception room and dining area – perfect for both entertaining and everyday living. The well-designed kitchen features a handy utility space, ideal for busy households.

Additional conveniences include a family bathroom and a further toilet located in the outbuilding. Outside, the south-facing rear garden provides a private, sunlit retreat, with rear access leading to off-street parking at the garden's end.

A fantastic bonus is the detached garden outbuilding, offering versatile space to suit a range of needs – whether as a home office, creative studio, gym, or additional storage.

This lovely home is ideally situated just a short walk from Epsom town centre and the mainline station, making it a perfect choice for commuters and anyone seeking easy access to local amenities.

Properties in this sought-after area are rarely available for long – early viewing is highly recommended!

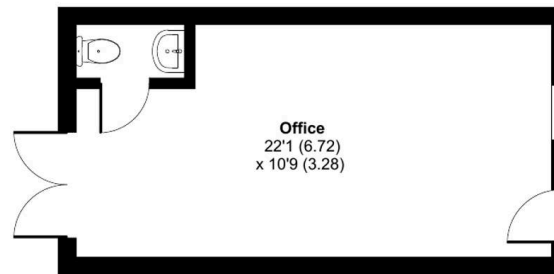
Middle Lane, Epsom, KT17

Approximate Area = 771 sq ft / 71.6 sq m

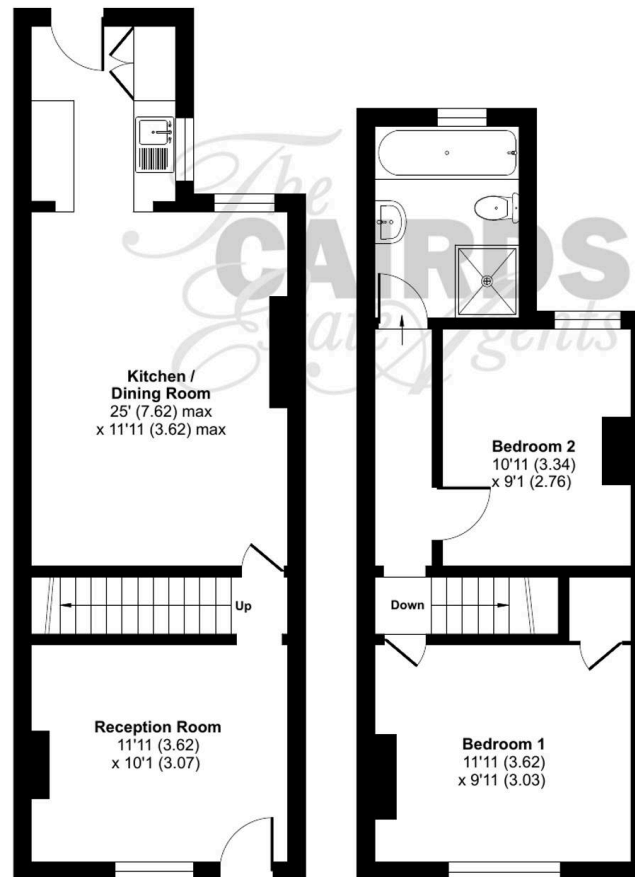
Outbuilding = 237 sq ft / 22 sq m

Total = 1008 sq ft / 93.6 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR







Cairds The Estate Agents

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