



Miles Road, Epsom

Guide Price **£615,000**





## Miles Road

### Epsom

Charming three-bedroom semi-detached period home within minutes walk of town centre & station. Two generous receptions, spacious kitchen, good size garden & off-street parking. Call now to schedule viewing!

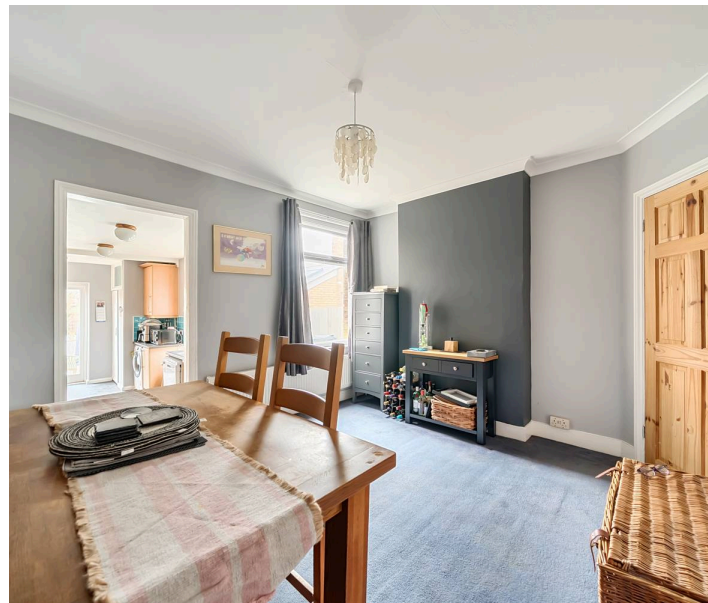
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Period Semi
- Two Generous Receptions
- Spacious Kitchen
- Downstairs W.C.
- Three Bedrooms
- Shower Room
- Good Size Garden
- Off Street Parking
- Close To Town Centre & Station



This charming three-bedroom semi-detached period home presents an excellent opportunity to acquire a character property conveniently located within easy reach of the town centre and mainline railway station.

The property retains a wealth of original features and offers versatile living accommodation, making it well suited to families or those in need of additional space. Two generously sized reception rooms are filled with natural light and provide ideal areas for both entertaining and everyday living. The spacious kitchen offers ample storage and worktop space, while a useful downstairs W.C. enhances the practicality of the ground floor. Upstairs, the accommodation comprises three well-proportioned bedrooms and a modern shower room.

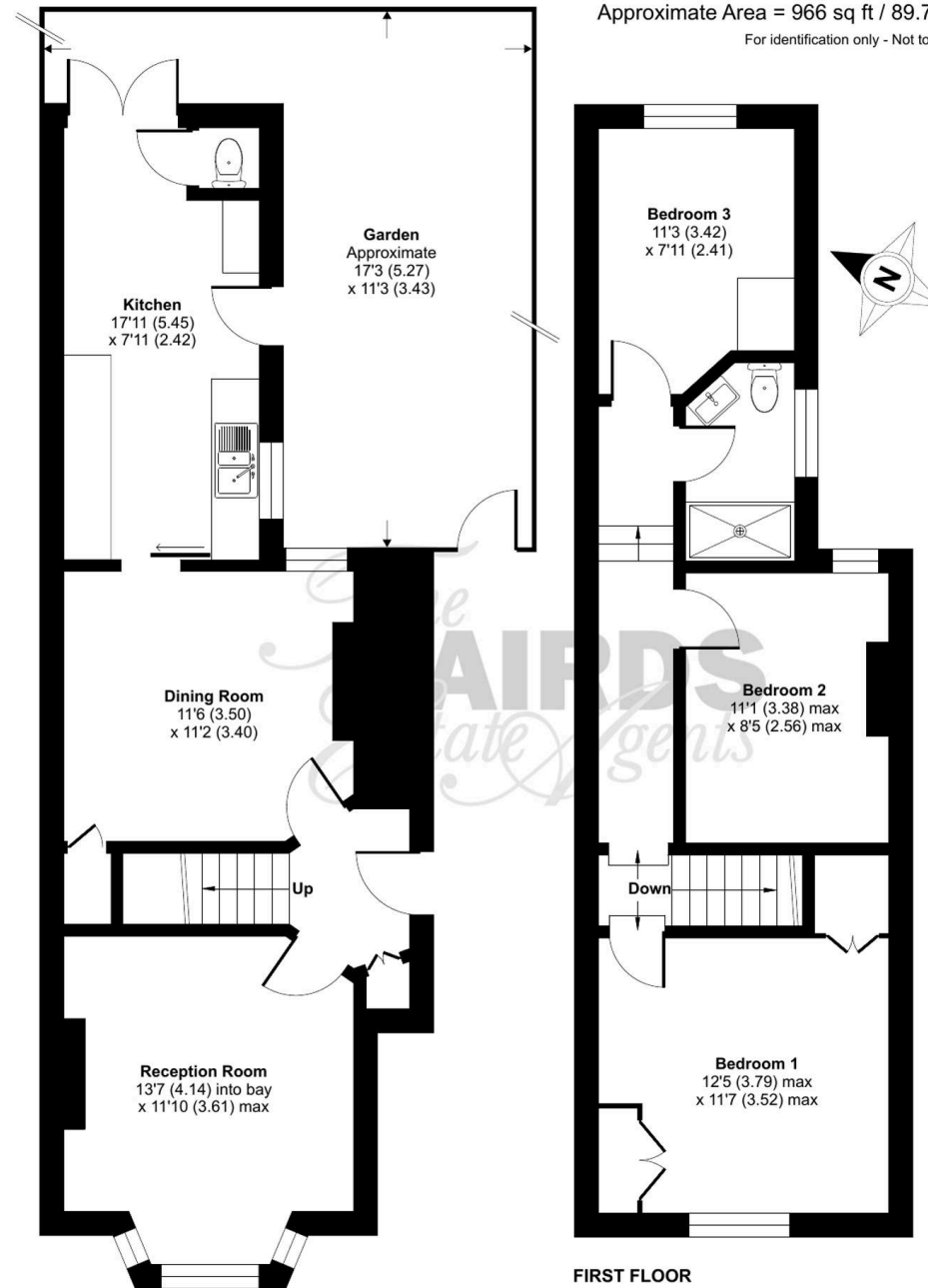
Externally, the property enjoys a good-sized rear garden, predominantly laid to lawn, providing an ideal space for children to play or for outdoor dining and entertaining during the warmer months. To the front, off-street parking for one vehicle is available — a particularly valuable feature given the close proximity to the town centre.

The location is exceptionally convenient, with a wide range of shops, restaurants and local amenities just a short walk away, along with excellent transport links via the nearby mainline station.

## Miles Road, Epsom, KT19

Approximate Area = 966 sq ft / 89.7 sq

For identification only - Not to scale



### GROUND FLOOR

### FIRST FLOOR









## Cairds The Estate Agents

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