



Your Logo

Middle Lane, Epsom, KT17 1DP

£445,000

3 1 2



Quote TW17815 If you are looking for the ultimate convenience this 3 bedroom house, brimming with warmth and style, the property is defined by its feature fireplaces, which provides an inviting focal point to the living accommodation.

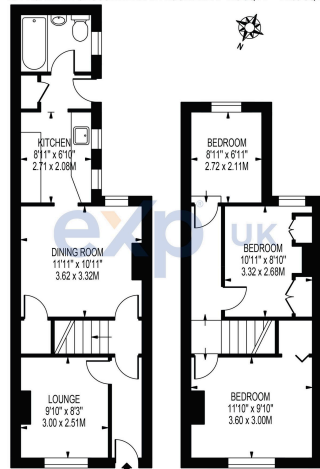
The heart of the ground floor features a thoughtfully arranged layout that includes a cosy first reception, second reception suitable for dining leading onto a fully fitted kitchen and a convenient family bathroom. Flowing seamlessly to the outdoors, the property offers direct access to the rear garden primarily laid to lawn with garden decking area for summer entertaining. The outdoor space is further enhanced by a practical garden shed, perfect for tools and bicycle storage, alongside convenient rear access to and from the garden.

Upstairs, the property holds three well proportioned bedrooms providing a flexible setup for family life or a peaceful home office.

This property benefits from No onward chain, ensuring a faster, smoother, and far less stressful transaction.



APPROXIMATE GROSS INTERNAL FLOOR AREA: 773 SQ FT - 71.85 SQ M



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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.

- No onward chain



	Current	Potential
<i>Very energy efficient – lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient – higher running costs</i>	62	82
England & Wales	EU Directive 2002/91/EC	

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