

The PERSONAL Agent

Miles Road, Epsom

Guide Price £650,000

69 Miles Road

Epsom

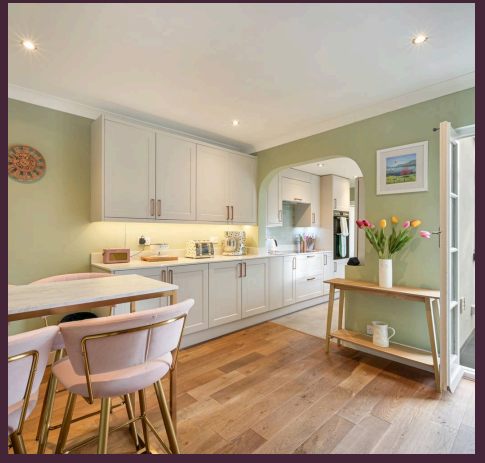
- Immaculately presented Victorian semi
- Three well proportioned bedrooms
- Approaching 1600 sq ft of accommodation
- 24ft master bedroom
- Driveway with OSP
- Bay fronted living room with exposed brick fireplace
- Large four piece bathroom
- Open plan kitchen/dining room
- Walk to town & station
- Southerly facing rear garden

An attractive and cleverly extended Victorian semi-detached home, ideally positioned within a popular crescent just a short walk from Epsom town centre and railway station (approximately 0.4 miles).

Arranged over three floors, this beautifully presented property offers impressive and versatile accommodation with a wonderfully homely feel.

Designed for modern family living, the reception areas flow seamlessly into one another, creating an inviting open-plan environment ideal for both entertaining and everyday life. The impressive kitchen/dining room forms the heart of the home, complemented by a high standard of finish and a wealth of standout features that combine to create a truly special property.





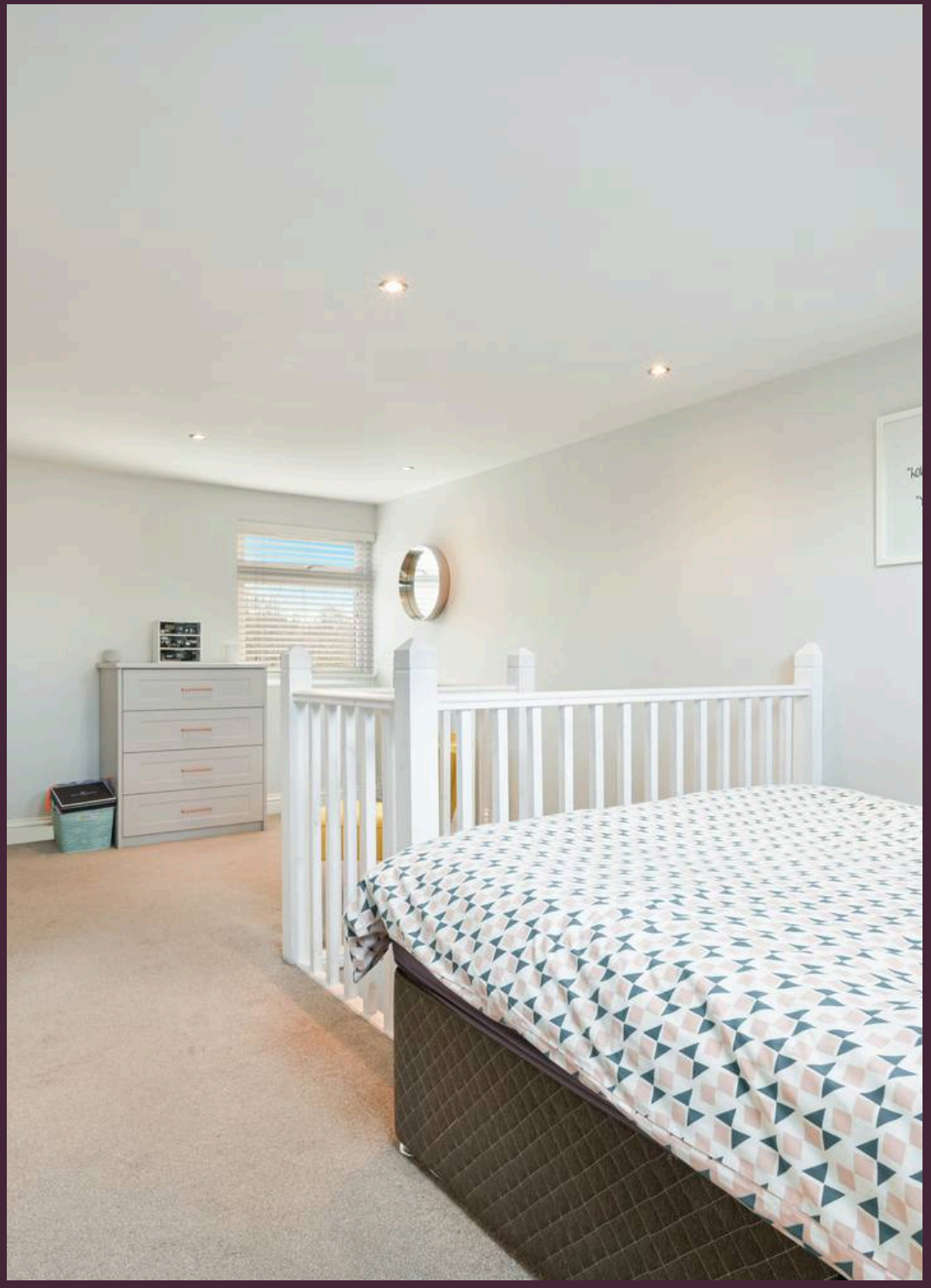






Description

As soon as you step through the front door the amazing feel of the property is immediately evident, with oak flooring, lots of natural light and a superb high level finish throughout. The recently extended entrance hall gives access to the bay fronted living room at the front with striking exposed brick fireplace housing a cosy wood burner, and a stunning open plan reception space to the rear which incorporates a dining area and the well equipped. The ground floor is completed by a conservatory lootility room and downstairs W.C. On the first floor are two bedrooms and the large four piece family bathroom and the spacious 24ft x 14ft master bedroom is on the top floor. Further noteworthy points include a Southerly facing rear garden, detached workshop and a driveway.



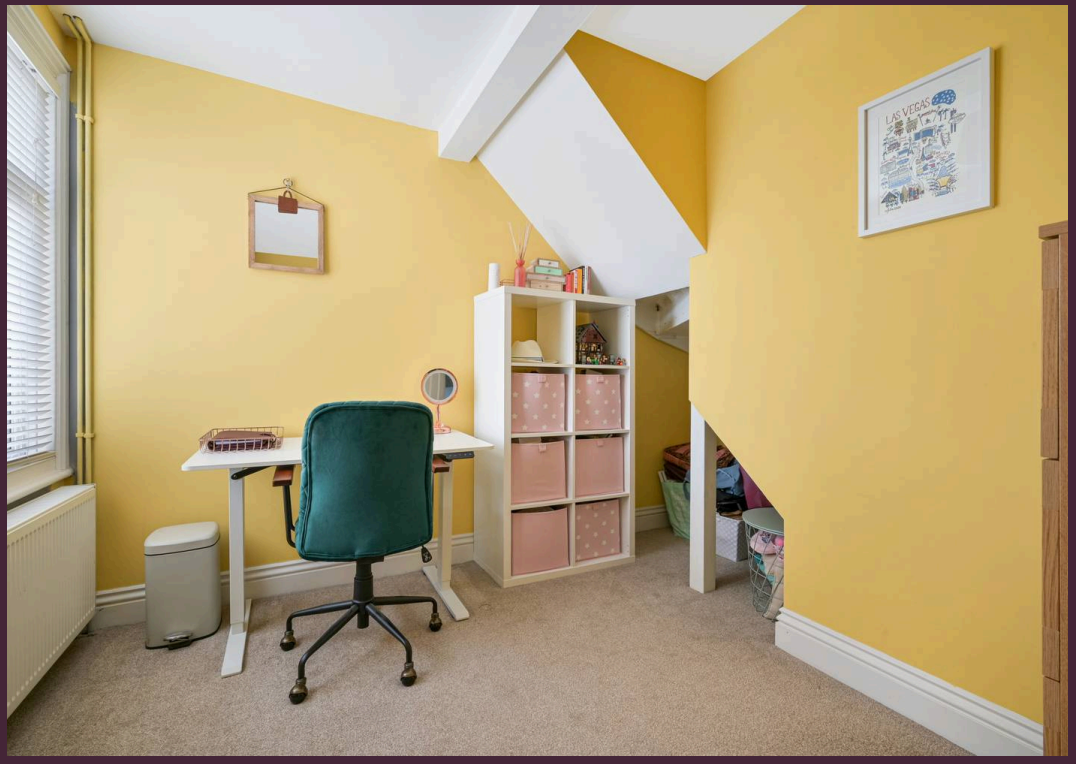
Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience. For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors. On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E




LAS VEGAS





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Total Area: 1592 SQ FT • 147.91 SQ M
(Including Restricted Height Area & Outbuilding)
Restricted Height Area : 134 SQ FT • 12.47 SQ M
Outbuilding Area : 145 SQ FT • 13.51 SQ M



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 inpspection, 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.



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