



74 MILES ROAD EPSOM KT19 9AD

**MICHAEL EVERETT & Co**

*... A Moving Experience*

A character three-bedroom semi-detached Victorian property with larger than average rooms as well as benefitting from a bright loft room. Situated in this sought after location within a short walk of Epsom Town centre and Station.

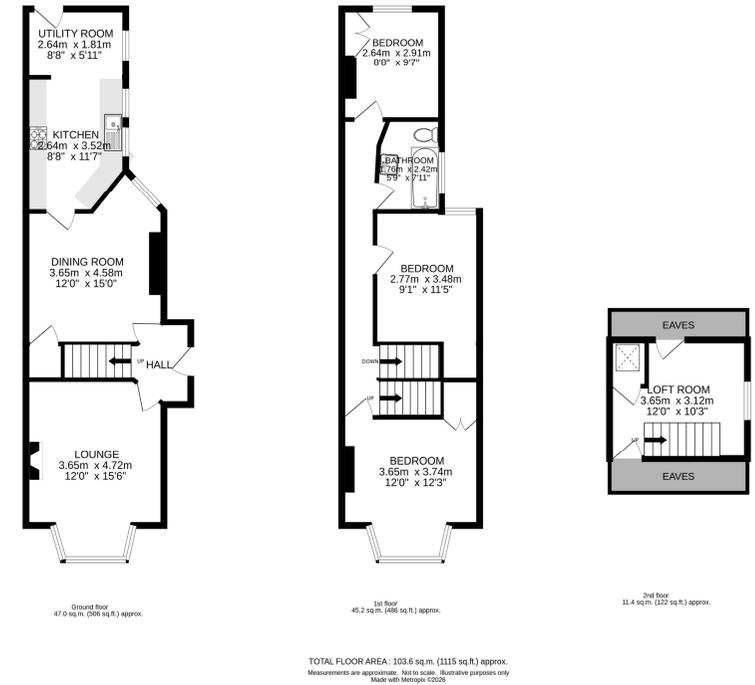
Pathway leads to front door: outside light. Entrance Hall: coved cornice to ceiling. Sitting Room: fireplace with tiled surround. Dining Room, deep downstairs storage cupboard: shelving. Kitchen: comprehensive range of eye level cupboards and drawers below, four ring electric hob with extractor above and oven below, single stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, walls half tiled with matching border, personal door being part glazed to rear garden.

From the Hallway, staircase leads to First Floor Landing: loft stairs with access to loft, fully floored, Skylight, eaves storage, lighting and electrics ideal for office space Bedroom One: range of built-in wardrobes, deep extended wardrobe under the stairs. Bedroom Two: built-in cupboard, Bedroom Three: double wardrobe with cupboard above, window overlooking rear garden. Family Bathroom, tile enclosed bath with mixer taps and shower, wash hand basin set in Vanity unit, walls fully tiled with matching borders, vinyl floor, low level WC.

The garden is feature of the property. Immediately to the rear is a patio with large garden shed, pathway leads to patio areas. The garden lawn extends to approximately 100ft with herbaceous shrubs. To the front: flowering borders with paved areas

Council Tax Band = D  
EPC Rating = D

**Asking Price £599,950 Freehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.