



**Middle Lane, Epsom KT17 1DP**

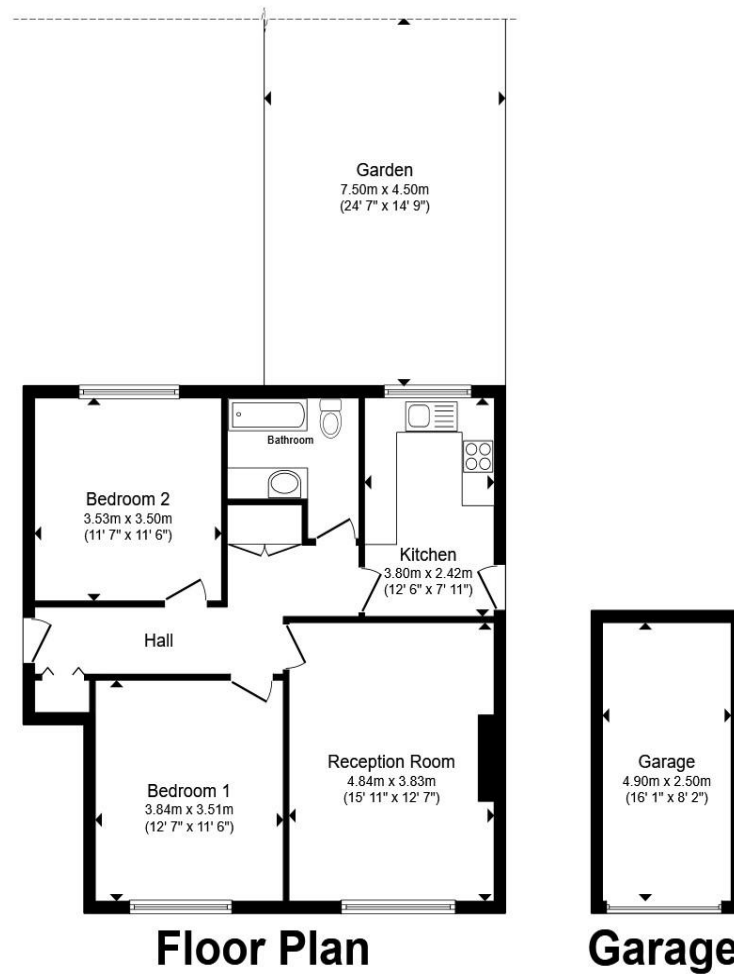
**welcome to**

## **Middle Lane, Epsom**

Ideally located two-bedroom ground floor maisonette with share of freehold near Epsom town centre and station.

Close to top schools, with a private garden, garage and no onward chain – perfect for a smooth move.





A well-presented ground floor maisonette situated on a highly popular residential road ideally located with easy access to Epsom town centre, Epsom station and a selection of highly regarded local schools. Offered to the market with no onward chain.

The property comprises a generous reception room providing a bright and comfortable living space, a separate fitted kitchen, two double bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden along with the added advantage of a private garage.

Please note that some photos have been AI enhanced.

Total floor area 82.9 m<sup>2</sup> (892 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Middle Lane, Epsom**

- Share of Freehold
- Ground Floor Maisonette (892 Sq Ft)
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Off Street Parking & Garage
- Private Rear Garden
- Walking Distance to Shops, Station, Schools & Parks
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
EPS110481 - 0014

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