



**Middle Lane
Epsom - Guide Price £380,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Middle Lane Epsom

Guide Price £380,000

- Living Room
- Dining Room
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Front & Rear Gardens
- Off Street Parking & Detached Garage
- Gas Central Heating
- Double Glazing
- No Onward Chain

Johnson&™s are pleased to offer this two bedroom character cottage with off street parking and a garage on a popular residential road, close to Epsom town centre. The property has been improved recently with double glazing and a modern bathroom, but would benefit from some further modernisation. Accommodation comprises living room with wood burning stove, dining room and a galley style kitchen with two separate entrances to the garden. Upstairs there is are two good sized double bedrooms and a modern white bathroom suite. Outside there is a front garden that is currently paved, with driveway access to the rear of the property and the rear garden which has a five bar gate and off street parking, along with a detached garage. The property does appear to have potential for extension subject to planning permission. Further benefits include gas central heating to radiators and no onward chain.



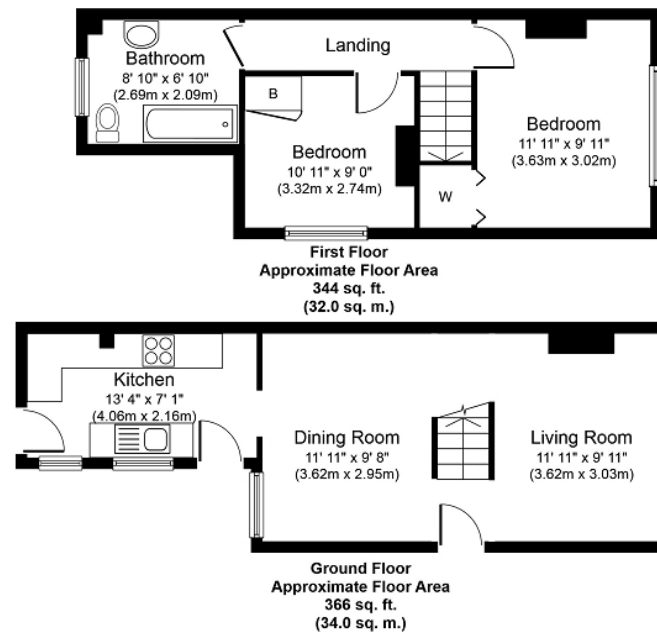
How energy
efficient is the
property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

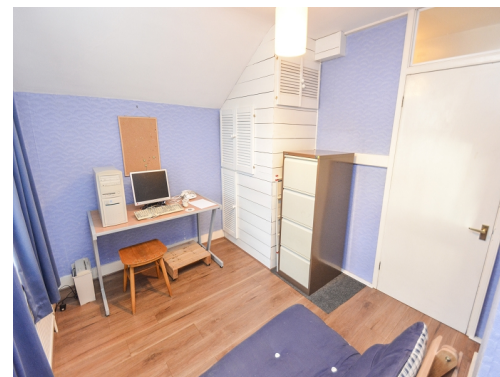
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



The property is situated within close proximity to Epsom town centre and mainline station (approximately a 10 minute walk); there are regular services to Waterloo, Victoria and London Bridge (approximately 35 minutes). Epsom High Street has a variety of shops. There is also a wide variety of caf  s, restaurants and pubs available locally.

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