



Dorling Drive, Epsom, Surrey KT17 3BH

£980,000

247 Property Agent offer a fantastic opportunity to purchase a large, well-proportioned detached home set in a most sought after location and within the catchment area for Epsom's best school's including direct catchment for both Wallace Fields Schools. This superb home features fantastic living space with further scope to increase this STPP.

Situated in a quiet cul-de-sac within a prime residential area of Epsom, the house is accessed via a driveway, with off street parking and integral garage. The entrance hall is light & bright with beautiful parquet flooring and provides access to all parts of the ground floor.

Firstly the separate family room with a front aspect-striking window, coving and traditional column radiator. Across the hall the dual aspect lounge benefits from a stone feature fireplace and traditional French-patio doors, which lead to the rear garden. To the back of the property is the wonderfully extended kitchen/dining area. The fully fitted contemporary gloss units and integrated Neff appliances, including: double electric ovens, Induction hob and larder fridge; complemented by the glistening quartz work surface and stone effect Amtico flooring.

The extended dining area has the benefit of under-floor heating, UPVC patio doors which lead to the private and substantial S-E facing garden. Completing the extended area is the handy utility room offering space for washroom appliances and extra storage. The layout provides a good number of rooms with an open and easy feeling of inter connecting areas.

The first floor continues to impress, the master is a spacious double with a beautiful en-suite shower room. A further two double bedrooms and a generous single bedroom all of which offer space for free standing furniture. Completing the first floor is the large modern family bathroom with over bath shower & glass screen, separate hand-shower, towel rail, fully tiled floors and part tiled wall

- Outstanding school catchment
- Off street parking
- Extended & Enhanced
- Four Bedrooms
- En-suite to Master
- Modern Family Bathroom



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	63	79	63
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	