

## Dorking Road, Epsom

The **PERSONAL** Agent

# Guide Price £750,000

### Freehold

- No ongoing chain
- South facing garden
- Close to Town, Station & outstanding schools
- Four generous double bedrooms
- Two ensuites & family bathroom
- Stunning 21ft living/family space
- Generous 17ft kitchen/breakfast room
- Downstairs cloakroom
- Modern semi-detached family home
- Underfloor heating throughout ground floor

This attractive semi detached family home benefits from flexible and spacious accommodation approaching 1672 Sq. Ft and is presented in very good order throughout.

The property itself enjoys an incredibly well-balanced layout that is laid out over three floors and is perfect for any growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive modern home within this excellent location will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.



As soon as you step foot within the welcoming and generous entrance hall of this home, the incredible feel is immediate. The living/family room measures an impressive 21ft x 17ft and enjoys underfloor heated Travertine tiled flooring throughout the entirety of the ground floor.

However, the heart of the home is undoubtedly the 17ft kitchen/breakfast room which is a fantastic area and links to the main reception, making it a versatile space and ideal for entertaining.

From a practical sense, the ground floor is completed by a downstairs cloakroom. On the first floor there are three particularly well proportioned bedrooms that can all be used as double rooms, an ensuite shower room and a large family bathroom. Whilst on the top floor there is another huge bedroom with ensuite shower room and lots of eaves storage space. The direct South facing garden is a further exceptional feature of this home and it enjoys two defined seating areas, a storage shed/summer house as well as access to the large gravelled driveway with ample parking too.

Dorking Road is a residential road that borders Epsom Common yet is still within easy walking access of Rosebery girls school, the hospital, Epsom town centre and railway station.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold Council tax band - E





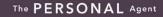














**GROUND FLOOR** 

#### **EPSOM OFFICE**

2 West Street Epsom, Surrey, KT187RG 01372 745 850

### **STONELEIGH/EWELL OFFICE** 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411

**BANSTEAD OFFICE** 141 High Street Banstead, Surrey, SM7 2NS 01737 333699

**LETTINGS & MANAGEMENT** 163 High Street Epsom, Surrey, KT19 8EW 01372 726 666



The Property Ombudsman

**Dorking Road** 

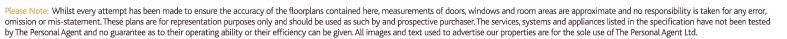
Total Area: 1672 SQ FT • 155.30 SQ M (Including Eaves Storage & Restricted Height Area)

Eaves Storage & Restricted Height Area: 293 SQ FT • 27.26 SQ M

EAVES STORAGE



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.



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PROTECTED

#### Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	83
(69-80)		19	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	eU Directive		

