



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 ensembles & 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





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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



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

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Disclaimer: For Illustration Purposes only
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



On the left side of the image, there is a stainless steel BBQ unit on a wooden deck. The BBQ has a closed lid and is mounted on a base with two doors. The deck is made of wooden slats and extends from the foreground towards the middle ground.

In the center of the yard is a wooden playhouse with a gabled roof and a green and yellow slide. The playhouse has a climbing wall with blue handholds and a small window with green trim. It is situated on a grassy area next to a wooden fence.

On the right side of the yard, there is a closed grey patio umbrella on a black base. The umbrella is positioned on a paved area near a wooden fence and some potted plants.

In the bottom right corner, there is a wooden pond with a dark frame. The pond contains water and some dried reeds or plants. It is bordered by a wooden fence and a large green tree.

