



Dorking Road, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- Stones throw to Epsom Common
- Three generous bedrooms
- Living room and dining room
- Conservatory
- 16ft kitchen with integrated appliances
- 60 ft rear garden
- Short distance from Town Centre & station
- Close to Rosebery Girls School



Located only a stones throw from Epsom Common and within walking distance of Epsom town centre, railway station and excellent local schools including Rosebery girls school which is just a very short walk away, this deceptively spacious three bedroom end of terrace house warrants immediate inspection to fully appreciate the position, extended accommodation and practicality it enjoys.

With almost 1250 sq ft of flexible living space, this home is presented in good order throughout and has been subject to many improvements by the current owners during the 10 years they have happily lived here.

The property is situated close to the Stamford Green conservation area, which is bordered by the ancient woodland with its bridle and cycle paths linking Horton Country Park and Ashted Common.

Approximately 0.6 of a mile from the property is the picturesque green, duck pond and the Cricketers public house and with Epsom town centre and railway station just a 15 minute walk away, it is hard to imagine a better located property.

This end of terrace house would be perfect for a growing family or professional couple and enjoys an excellent position with an abundance of natural light. The property benefits from a welcoming entrance hallway, spacious living room and impressive 16ft kitchen with all the integrated appliances you would expect from a modern home.

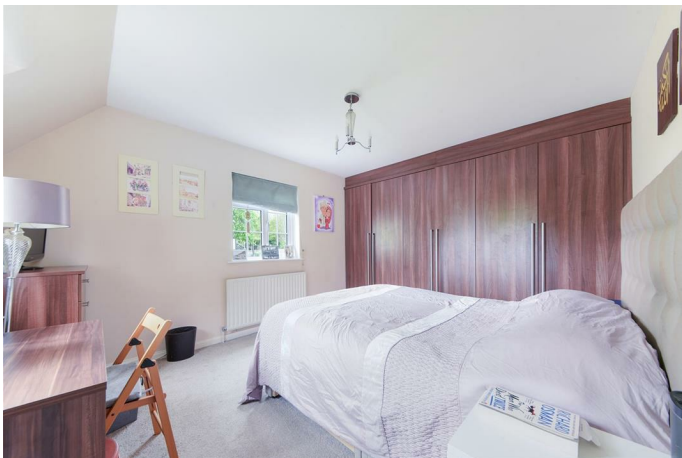
There is a second reception room that is currently being used as a dining space and that links directly to the conservatory, that in turn has access to the sizable garden. On the first floor is a family bathroom and three particularly well proportioned bedrooms (all of which can house double beds comfortably).

Outside the generous 60ft rear garden is a secluded and wonderful space yet very low maintenance with areas at both ends that provide entertaining spaces allowing you to enjoy the summer sun at different times of the day.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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 - D



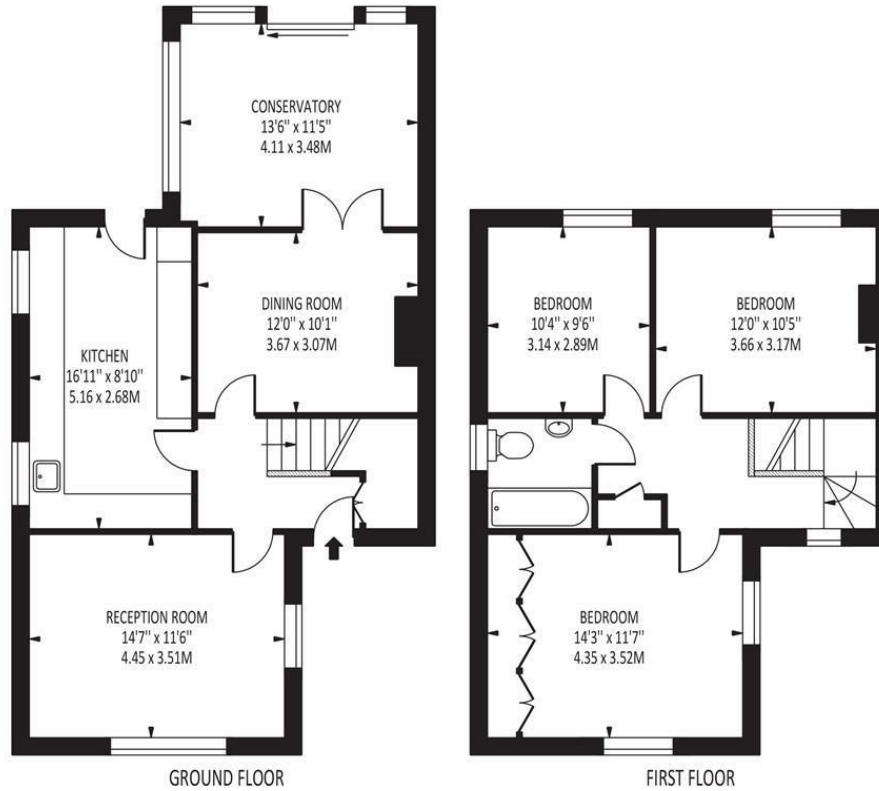


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Total Area: 1245 SQ FT • 115.71 SQ M



Disclaimer: For Illustration Purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		75	
(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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