



Dorking Road, Epsom

The **PERSONAL** Agent

Guide Price £875,000

Freehold

- No chain
- Short distance to Town, Station & Schools
- 100ft rear garden
- Four well proportioned bedrooms
- Generous living room with traditional fireplace
- Stunning kitchen/dining room
- Modern family bathroom
- Scope to extend STPP
- Brick built garage with bespoke bar area
- New block driveway



**** NO CHAIN**** This contemporary semi detached family home benefits from flexible and spacious accommodation approaching over 1500 sq ft and is presented in immaculate order throughout.

The property itself enjoys an incredibly well-balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home 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 entrance hall of

this home, the incredible feel is immediate. The generous living room is a great size and the space is centred around a traditional fireplace. However, the heart of the home is undoubtedly the stunning kitchen/dining room which is a fantastic area for any social occasion and day to day family life with the added benefit of bi folds linking to the garden.

From a practical sense, the ground floor is completed by a fully enclosed brick built entrance porch and a downstairs cloakroom. On the first floor there are four particularly well proportioned bedrooms that can all be used as double rooms and a large family bathroom.

The 100ft rear garden is a further exceptional feature of this home and it enjoys a decking area, access to the brick built garage which has been cleverly separated to provide a bar space next to the patio and the brick block 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.

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 - F

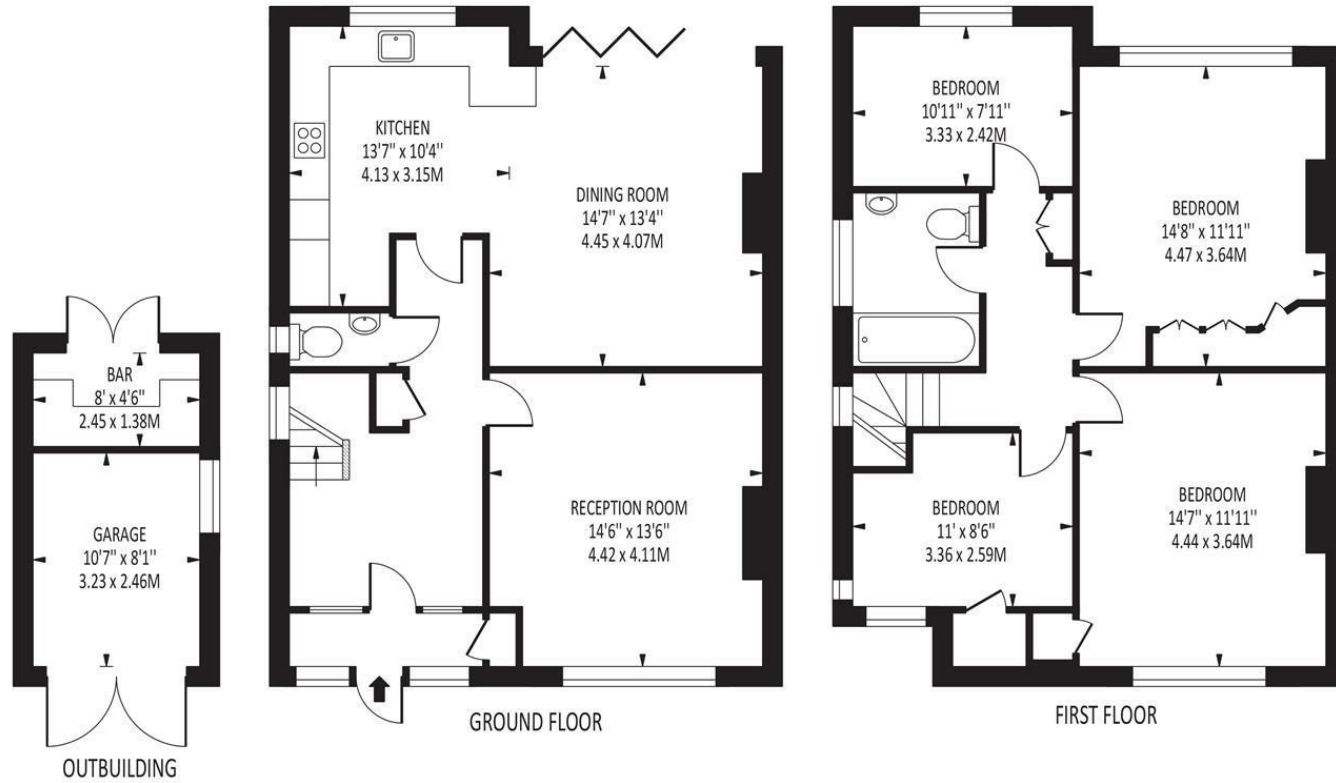




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Total Area: 1525 SQ FT • 141.66 SQ M
(Including Outbuilding)
Outbuilding Area: 122 SQ FT • 11.33 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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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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.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
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 Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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