



Dirdene Close, Epsom

The **PERSONAL** Agent

# Guide Price £460,000

## Freehold

- Spacious terraced home
- Two double bedrooms
- 18ft living room
- Large kitchen/breakfast room
- Contemporary and stylish bathroom
- Low maintenance private garden
- Walking distance of town & station
- Garage & parking
- Sought after cul-de-sac location
- Wallace Fields school catchment



Set in a rarely available residential and quiet cul-de-sac, this spacious mid-terraced house is offered in fantastic order and benefits from a garage in block with parking to the front.

As well as enjoying a fantastic position, the property benefits from well balanced accommodation laid out over two floors and is walking distance of Epsom town centre, railway station and within the catchment areas of many good local schools.

As soon as you step through the front door into entrance hall, the entertaining space that is the living room never fails to impress, both as a fantastic social space and the perfect room to relax in after a busy day.

The generous kitchen/dining room really is the heart of the home and provides direct access to the easy to maintain rear garden, whilst upstairs there are two large double bedrooms

with vaulted ceilings and a stylish and contemporary bathroom suite.

The Personal Agent are delighted to present to the market this modern terraced home. Set in a superb residential location that is on the periphery of the town yet close to the shops, rail links and amenities of Epsom High Street.

The well presented accommodation is arranged over two floors and includes a fully enclosed entrance porch, hallway, spacious lounge/diner, modern fitted kitchen/dining room, two double bedrooms and upstairs bathroom. There is off street parking to the front of the garage and to the rear a private, landscaped garden with patio.

Final noteworthy points to mention include combination boiler with gas central heating and full double glazing.

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





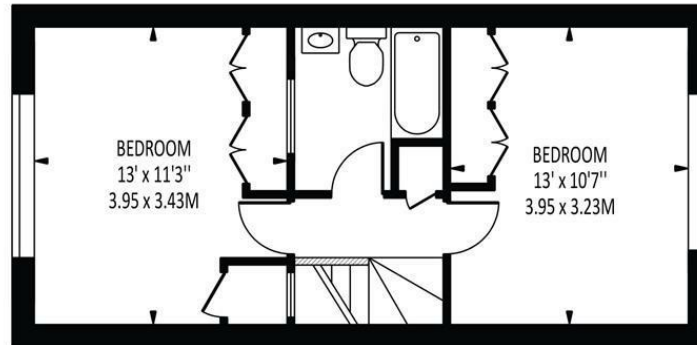
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### Dirdene Close

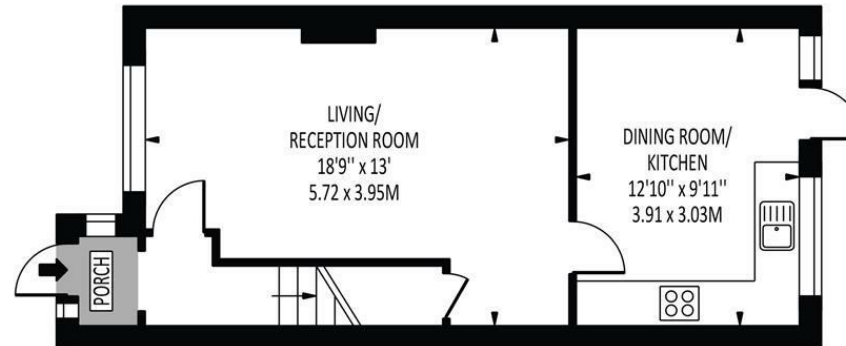
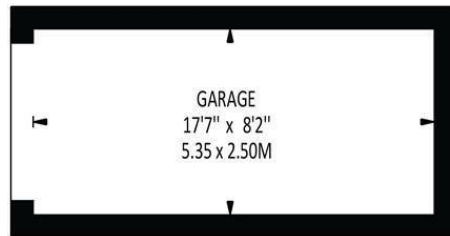
Total Area: 914 SQ. FT • 84.92 SQ. M

(Including Garage)

Garage Area: 144 SQ. FT • 13.38 SQ. M



FIRST FLOOR



GROUND FLOOR

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. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

#### 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.  
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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.

