



Dirdene Gardens, Epsom

The **PERSONAL** Agent

Offers In Excess Of £625,000 Freehold

- Attractive 1930's property
- Walk to town & station
- Four bedrooms
- Spacious living room
- Kitchen/dining room
- Ensuite shower room
- Family bathroom
- Good sized rear garden
- Driveway with parking for two
- Potential to extend to rear STPP

Located within a popular residential road, this attractive extended four bedroom end of terraced house is offered to the market in very good order throughout and offers well balanced accommodation that has been adapted to suit modern family living.

The property is within easy walking distance of Epsom town centre, railway station and local amenities and a particular feature is the large driveway to the front which offers off street parking for multiple vehicles.

The generous open plan kitchen/dining room provides the perfect space for entertaining with the truly social feel and French doors opening directly to the garden.

The accommodation flows wonderfully as the rear reception space links directly to the main living room which provides a cosy retreat with bay window to the front. With a generous low maintenance garden, access to the rear and many other stand



out features too, immediate inspection advised to fully appreciate this rarely available home.

The first floor accommodation is well proportioned and bright with a good degree of natural light throughout. The three bedrooms are nicely balanced with two spacious double bedrooms and a comfortable single bedroom that are all served by a modern three piece family bathroom. On the second floor is a large 16ft principal bedroom with contemporary ensuite shower room.

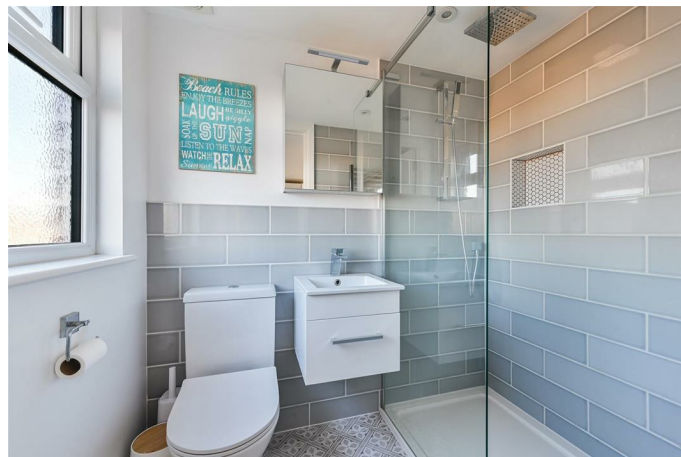
Many of the properties within the road, including the next door neighbours have extended to the rear providing huge potential to make the downstairs bigger (subject to the usual consents). The potential of this home provides excellent longevity for the right buyer if more space was needed in the future.

The property is set within a highly requested and rarely available residential road, and enjoys an excellent position

within catchment for Wallace Fields Junior School. It is ideally located for easy access to the high street and railway station, both being just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing to avoid disappointment.

Tenure - Freehold
Council tax band - E



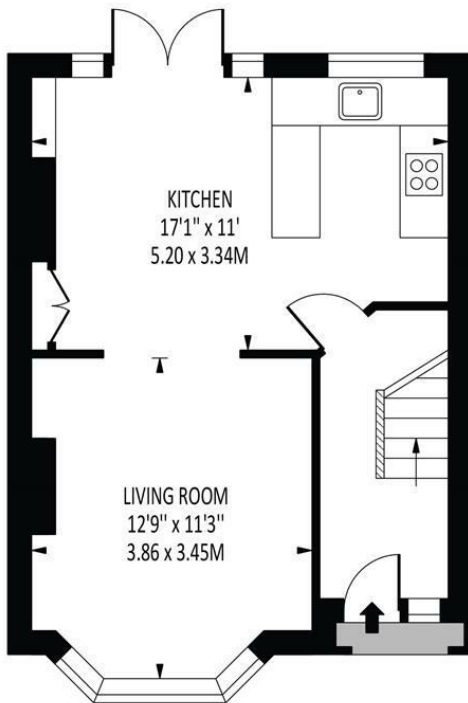


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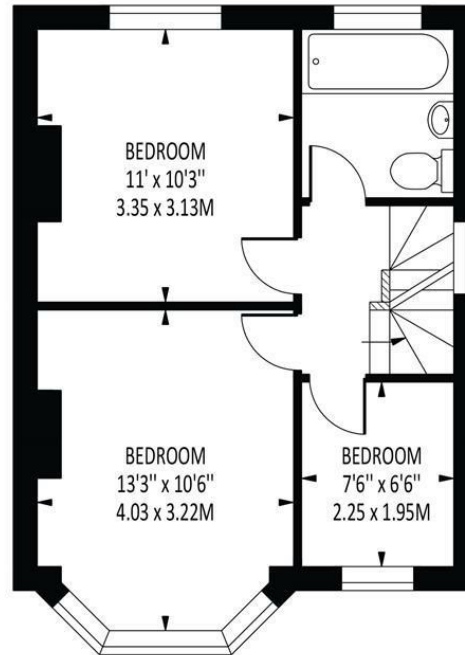


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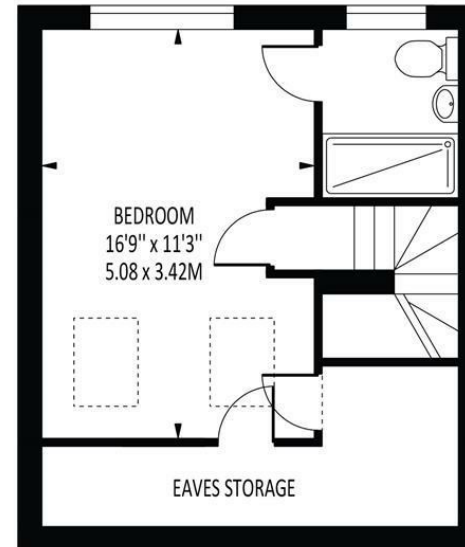
Total Area: 1132 SQ FT • 105.20 SQ M
(Including Eaves Storage)
Eaves Storage Area : 74 SQ FT • 6.90 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
66		
England & Wales		EU Directive 2002/91/EC

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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.

