



Dorking Road, Epsom

The **PERSONAL** Agent

# Guide Price £750,000

## Freehold

- Prime Epsom town location
- Semi detached family home
- 1,549 sq. ft of space
- Bright kitchen & dining area
- 20ft living space opening to garden
- Master bedroom with ensuite and Juliette balcony
- Three further bedrooms
- South facing partially walled rear garden
- Garage with loft storage
- Off-street parking space

Tucked away behind a charming walled entrance, this attractive four bedroom semi detached family home offers an appealing blend of privacy and accessibility. Set in one of Epsom's most convenient locations, the property provides effortless access to Epsom town centre, the mainline train station, and a variety of local amenities. Families will particularly appreciate the proximity to several highly regarded schools, including St Joseph's Primary School and Rosebery School for Girls, both rated Outstanding by Ofsted.

Generously proportioned and arranged over three floors, this 1,549 sq. ft. home has been thoughtfully designed to suit modern family living. The spacious kitchen and dining area forms the heart of the home, perfect for busy mornings or relaxed evenings with family and friends. A convenient downstairs cloakroom and a welcoming reception room overlooking the garden further enhance the flow and functionality of the ground floor.

The first floor features three well sized bedrooms and a contemporary family bathroom, creating a comfortable space for children, guests, or a home office. The second floor is dedicated to an impressive master suite, complete with an ensuite shower room and elegant Juliette balcony accessed through bi fold doors, a serene retreat that offers both style and tranquillity.



Outside, the private South facing rear garden is partially walled, mainly laid to lawn and bordered by mature trees, ensuring a peaceful and secluded setting. A paved patio area provides an inviting spot for outdoor entertaining or alfresco dining, while a garden shed at the far end offers useful storage. The garden's design perfectly complements the home's spacious interior, extending the living space into the outdoors.

At the front, the property benefits from a garage with a generous loft area, ideal for additional storage or a potential hobby space. A private driveway offers off street parking for one car, adding to the home's practicality and appeal. The walled frontage gives the house a welcoming yet exclusive feel, setting it apart from others in this desirable area.

With its prime location, generous proportions, and attractive features, this property represents exceptional value at its price point in the Epsom market. Homes of this calibre, offering both convenience and comfort, are rarely available for long and therefore an early viewing is strongly recommended to fully appreciate all that this outstanding family home has to offer.

Epsom High Street has a variety of shops, the Ashley Centre, a covered shopping mall, the Epsom Playhouse which offers a wide range of entertainment, including films and concerts and the Odeon cinema. The Rainbow Leisure Centre and David Lloyd Centre feature pool, gym and other

sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Freehold  
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



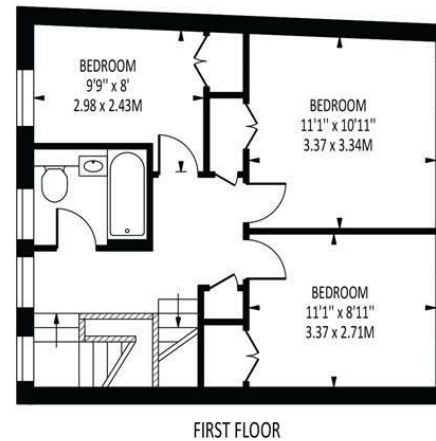
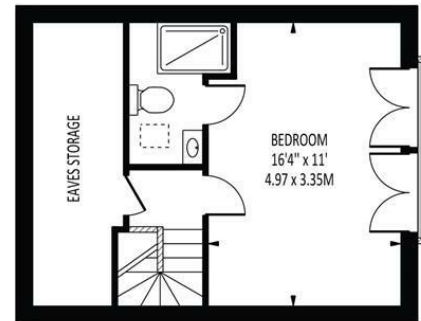
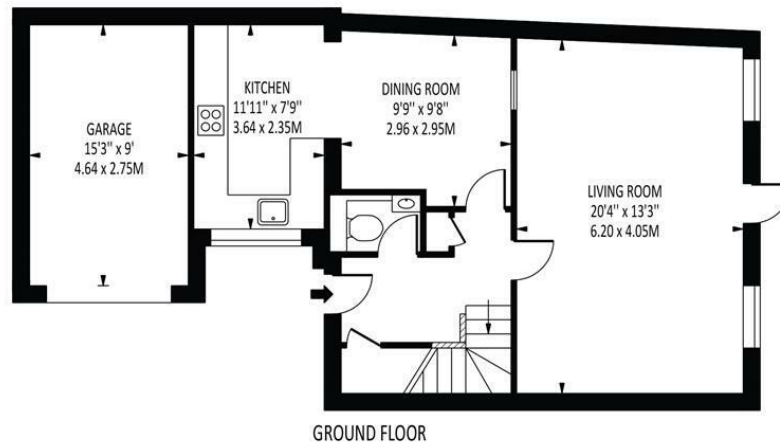


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## Dorking Road

Total Area: 1549 SQ FT • 143.90 SQ M  
(Including Eaves Storage & Garage)  
Eaves Storage Area : 89 SQ FT • 8.24 SQ M  
Garage Area : 137 SQ FT • 12.76 SQ M



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>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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.

