



12 Dudley Grove, Epsom, KT18 7NB

Asking Price £925,000



- DETACHED FAMILY HOME
- FOUR BEDROOMS - TWO WITH STORAGE
- SEPARATE LOUNGE AND DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- GARDEN ROOM OPENING TO GARDEN
- FAMILY BATHROOM
- DRIVEWAY PARKING & GARAGE
- ESTABLISHED REAR GARDEN
- CLOSE TO HIGHLY REGARDED SCHOOLS
- GOOD TRANSPORT LINKS

Description

This attractive detached character family home is accessed by a covered porch leading into a spacious hallway with understairs cupboard and doors to reception rooms. The lounge benefits from a bay window and feature fireplace. The dining room also has a feature fireplace and sliding doors leading into a garden room with roof lantern and patio doors onto the garden. The kitchen/breakfast room features a range of wall and base units with integrated oven, hob with extractor over and space for free standing white goods with door into the garden and downstairs cloakroom.

The first floor comprises four bedrooms, two of which benefit from built-in storage, with the principal featuring a bow window to the front of the property. All rooms are served by the family bathroom comprising bath, walk in shower, wash hand basin, w.c and airing cupboard.

Outside the extensive rear garden features a patio area for outside entertaining with low rise wall onto a lawned area. Established flower beds and trees create an element of privacy and different areas to enjoy the garden from. To the front there is ample driveway parking enclosed by a wall featuring established shrubs and a garage to the side.

Situation

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 (members only) both feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

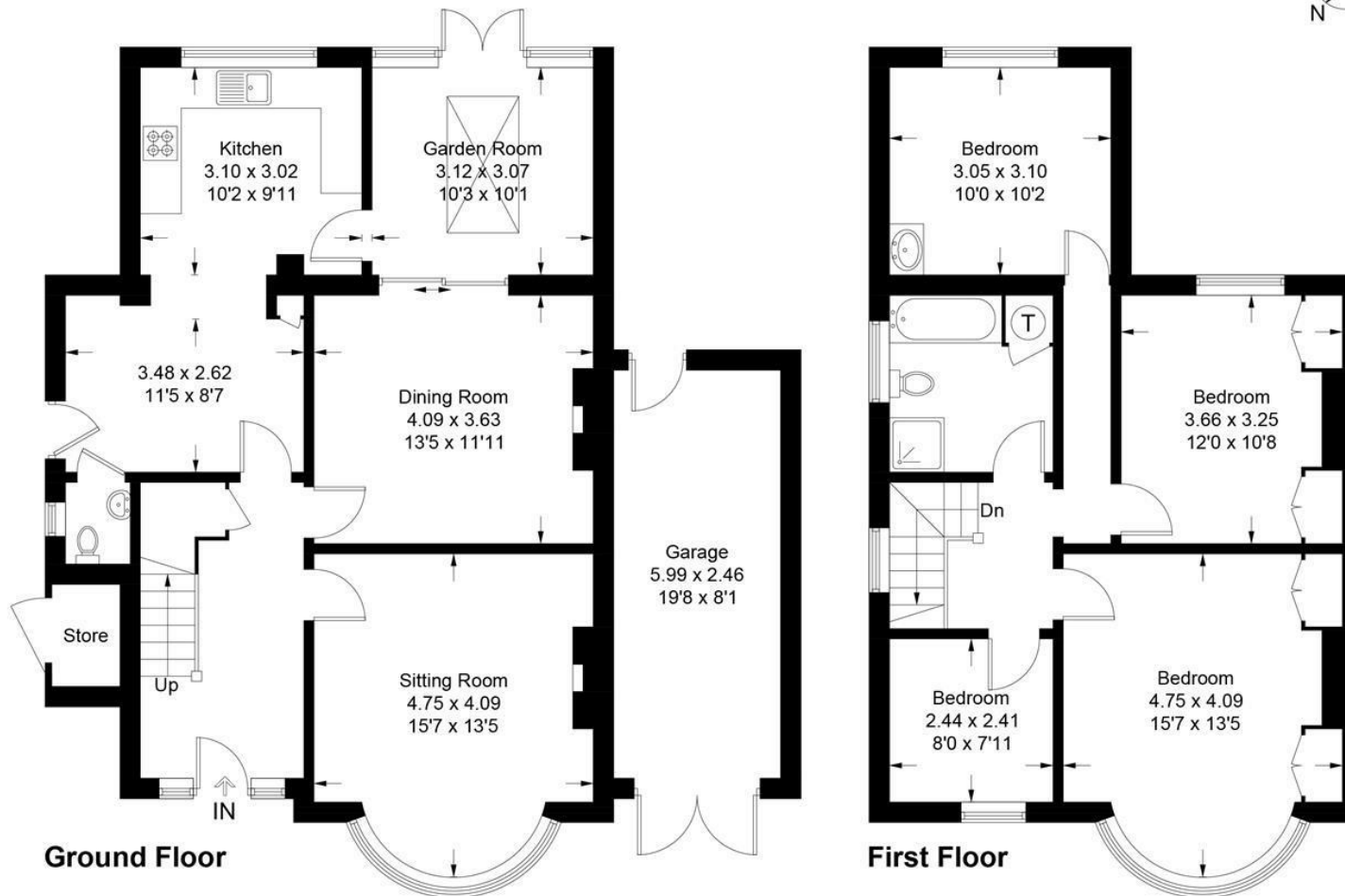
Both the private and state educational options nearby are well-considered and include; both Wallace Fields primary, Epsom Primary and infants schools, Rosebery, The Glynn and Epsom College secondary Schools as well as Nescot college, a choice of sixth forms and even Epsom University for the Creative Arts, to name but a few.

Epsom's popular commuter station offers fast and frequent trains to London Bridge, Victoria and Waterloo. Both are complemented by junction 9 of the M25 being just a few miles away. All giving ease of access to both Gatwick and Heathrow airports, plus all that London has to offer.

Tenure	Freehold
EPC	E
Council Tax Band	F



Approximate Gross Internal Area = 140.6 sq m / 1513 sq ft
 Garage & Store = 16.6 sq m / 179 sq ft
 Total = 157.2 sq m / 1692 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1098801)
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