



Your Logo



97 Dorking Road,  
Guide Price £425,000

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Ref: JW1252

This delightful ground floor garden Maisonette is located only a few yards from the open spaces of Epsom Common, walking distance to the sought after Rosebery school and within 1 mile of Epsom Town Centre and Epsom Station.

The property is offered in good condition and comprises of two bedrooms, the main bedroom has a built in cupboard and wardrobes, the second bedroom is ideal as a study or child's room although the sellers have used a double bed in there for guests.

The main living space consists of a separate lounge with fitted storage units and a superb open plan fitted kitchen/dining room with a large conservatory leading out to the garden. Outside the Southerly facing is a real feature of this property, easy to maintain and a real sun trap for those sunny summer afternoons. There are also front and side gardens with a storage shed and side and rear access leading to the garage and residents parking spaces.





**Approx. Gross Internal Floor Area 748 sq. ft / 69.50 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

- Ref: JW1252
- Two Double Bedrooms
- Separate Lounge
- Side & Rear Access
- DG & GCH
- Delightful Ground Floor Maisonette
- Superb Kitchen/Dining/Conservatory
- Southerly Facing Garden
- Garage & Residents Parking
- Long Lease With 968 Years Remaining

