



Dorking Road

Epsom, KT18 7JR

Asking price **£915,000**

  
The **local** agent  
thelocalagent.co.uk



## 9 Dorking Road, Epsom, KT18 7JR

**Asking price £915,000**

This beautifully refurbished and extended house of nearly 2000 sq ft (inc outbuildings) with no chain is a true gem waiting to be discovered. Boasting 4 bedrooms, 2 bathrooms, a separate lounge, study and utility, this property offers ample space for comfortable living.

As you step inside, you are greeted by a spacious entrance hall, setting the tone for the elegance that awaits within. The stunning extended kitchen diner is a focal point, featuring a central island and a walk-in pantry - perfect for culinary enthusiasts and entertaining guests. The bi-fold doors from the kitchen leading out to the garden seamlessly blend indoor and outdoor living, ideal for enjoying sunny days and al-fresco dining.

The four bedrooms, two luxury bathrooms, lounge, utility and a study provide versatility for families, professionals, or those seeking extra space. Imagine unwinding in the South Easterly Garden, complete with a covered outdoor kitchen and BBQ area, as well as a charming log cabin that can double as a home gym - the epitome of outdoor relaxation.

Convenience is key with parking available for 2/3 vehicles yet located only 0.6 miles walk to Epsom high street and train station. Don't miss the opportunity to make this property your own and experience the perfect blend of comfort, style, and functionality in the heart of Epsom.

## Property Features

Approaching 2000 sq ft (inc outbuildings)  
Four/Five Bedrooms  
Extended To The Rear  
Stunning Kitchen/Diner With Walk In Pantry  
Two Luxury Bathrooms  
Spacious Entrance Hall  
Approx 100Ft South Easterly Garden  
Home Gym / Log Cabin  
Covered Outdoor Kitchen/BBQ Area  
Garage/Store Off Street Parking

Council Tax Band: F  
Tenure: Freehold  
EPC Rating:C  
Total approximate floor area: 1991.00 sq ft

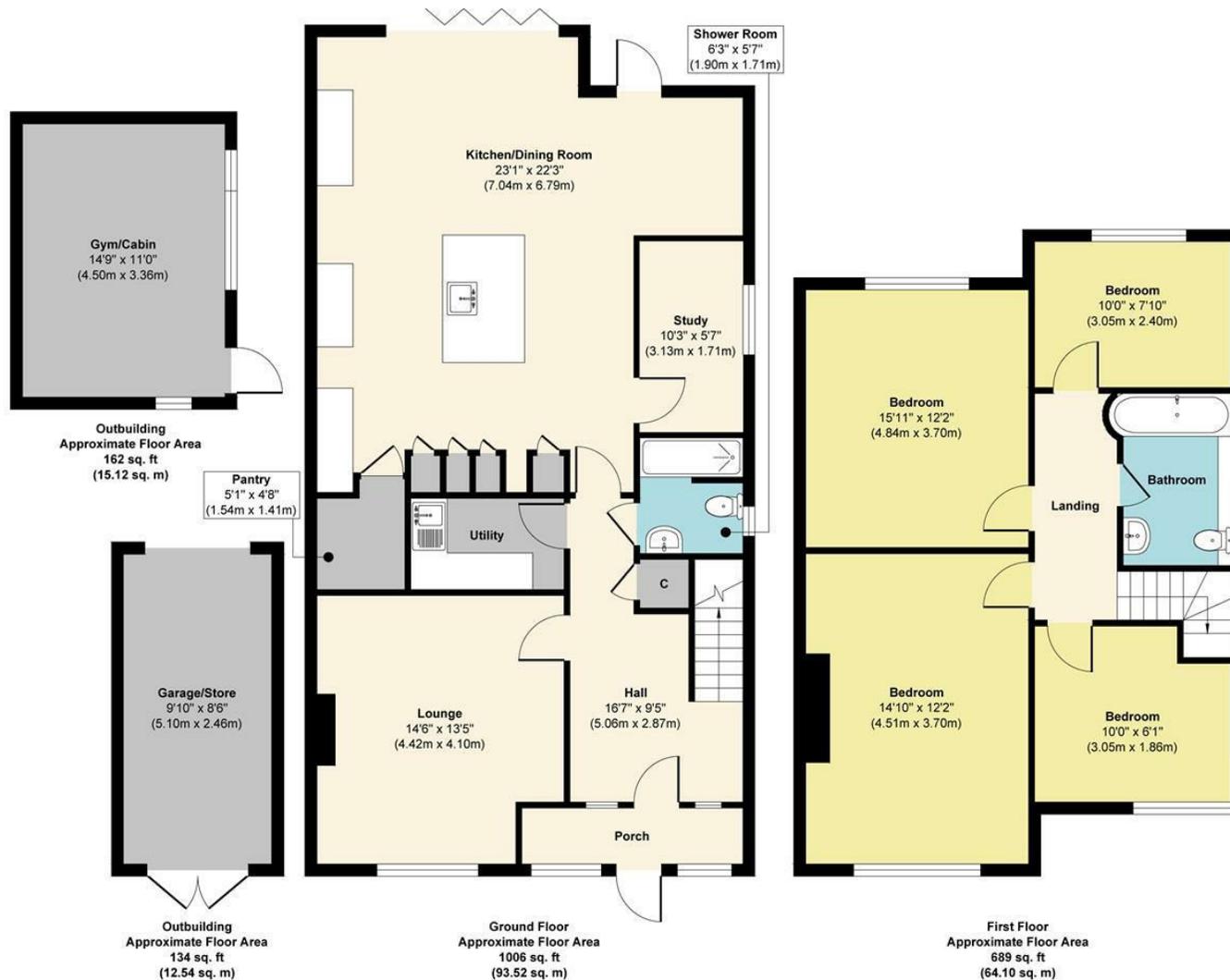
## Location

The property is located on Dorking Road in Epsom near to Epsom Common, the sought after Rosebery School, Rosebery Park and only 0.6 miles walk to Epsom High Street and train station.

Epsom is a historic marketplace and spa town with lots of history and even a central clock tower. With the world famous Epsom Downs- home of the Derby just 3 miles up the hill on Epsom Downs, this really is a great place to live as voted for previously. There is a great selection of state and private schools nearby with several parks, Epsom common, a hospital and a busy high street including the Ashley Centre shopping parade and Playhouse theatre. The mainline station has approximately 10 direct trains into London per hour servicing both London Waterloo and London Victoria.



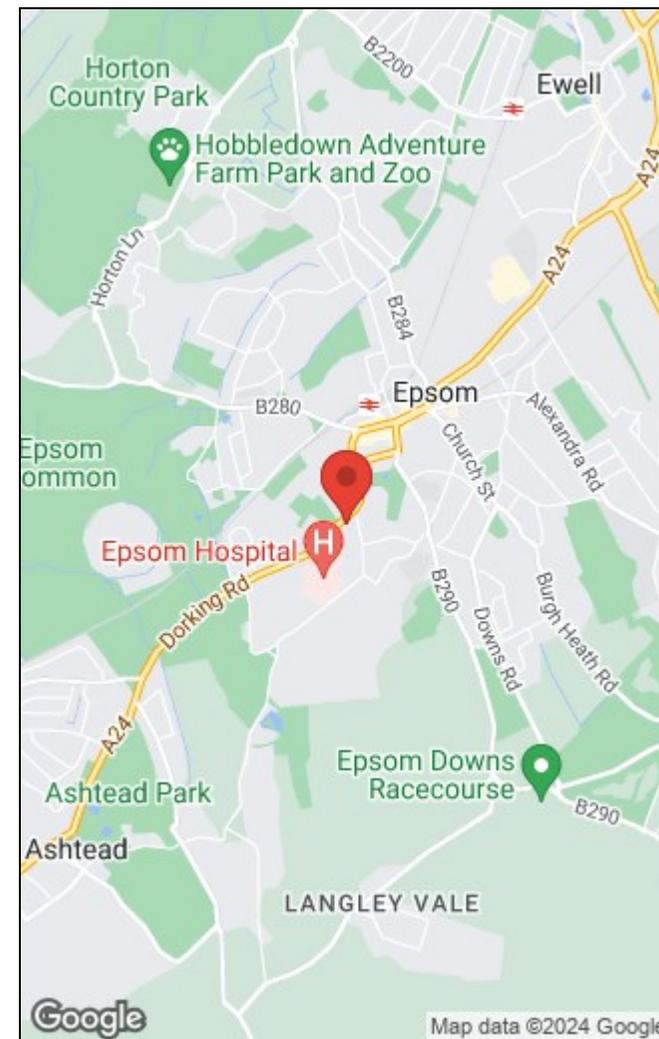
# Dorking Road



Approx. Gross Internal Floor Area 1991 sq. ft / 185.28 sq. m (Including Garage & Outbuilding)  
 Approx. Gross Internal Floor Area 1695 sq. ft / 157.62 sq. m (Excluding Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

## Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

3 Ruxley Lane, Epsom, Surrey, KT19 0JB  
 telephone 020 8004 5252 | email sales@thelocalagent.co.uk