



**42 Dorking Road, Epsom**  
Epsom

Guide Price **£500,000**



## 42 Dorking Road

Epsom, Epsom

Fantastic opportunity to renovate a spacious 3-bed end of terrace property in sought-after area. Generous layout with dining room, separate lounge, modern kitchen, family shower suite. Large front and private rear garden. Off-street parking. Boiler heating, no onward chain. Ideal for outdoor enthusiasts or families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

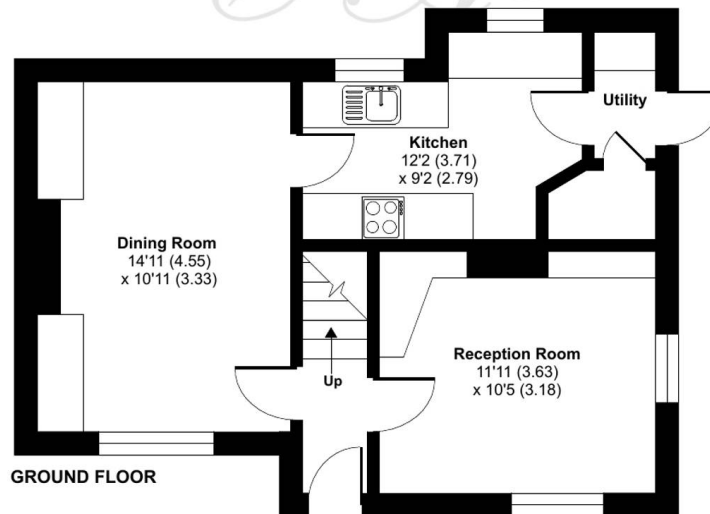
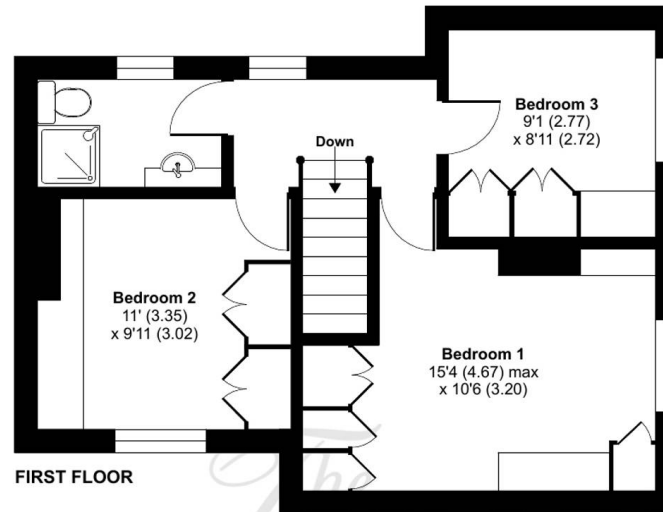
EPC Environmental Impact Rating:

- Property in Need of Renovation
- Three Bedrooms
- Large Dining Room with Fireplace
- Family Shower Suite
- Separate Utility/Larder
- Large Front Garden
- Private Rear Garden
- Modern Boiler
- Potential to Extend (subject to planning)

# Dorking Road, Epsom, KT18

Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Cairds. REF: 1103276





## Cairds The Estate Agents

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