



40 Dorling Drive, Epsom
Epsom

Guide Price **£1,100,000**



40 Dorling Drive

Epsom, Epsom

Exceptional 4-bed detached house next to Wallace Fields Primary School. Features 2 large receptions, hallway, cloakroom, garage, spacious family garden with patio. Potential for extension. Off-street parking. Ideal family home in prime location.

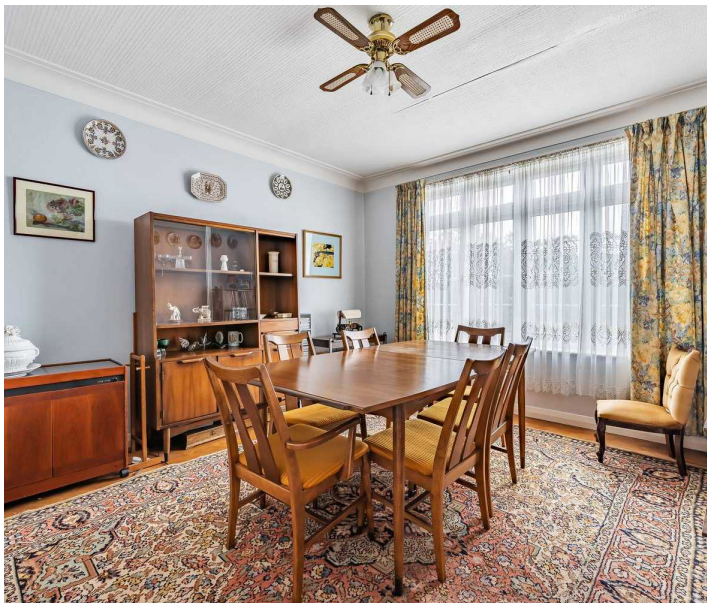
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Double Fronted Detached Home
- Four Bedrooms
- Kitchen/Breakfast Room & Utility
- Original Parquet Flooring
- Garage
- No Onward Chain
- Good Sized Family Garden, Patio, Large Shed
- Extension Potential (STPP)
- A few Doors Up From Wallace Fields Primary
- Family Bathroom and Downstairs Cloakroom



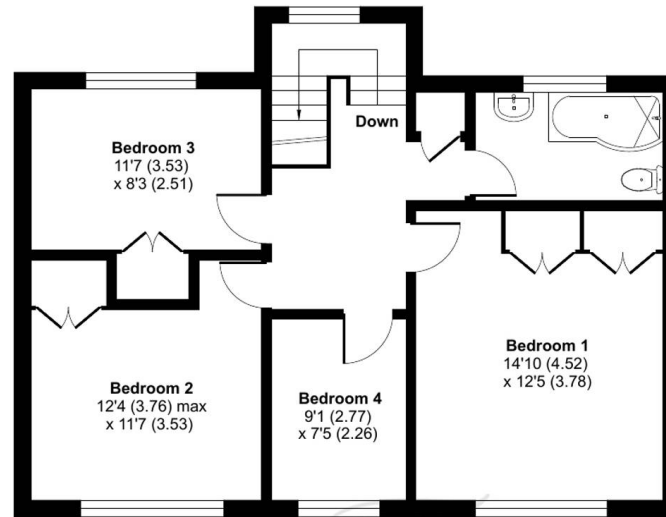
Dorling Drive, Epsom, KT17

Approximate Area = 1560 sq ft / 144.9 sq m

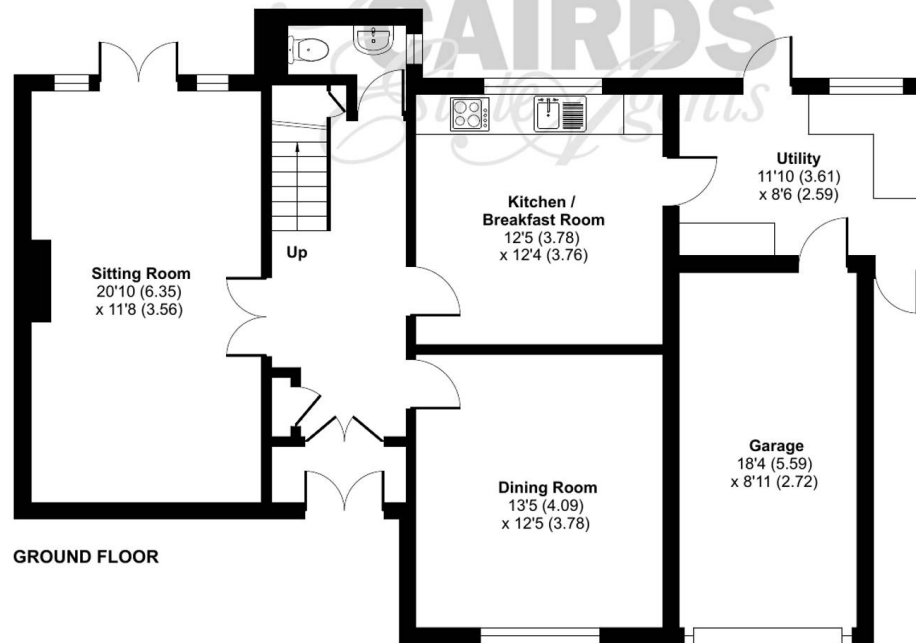
Garage = 162 sq ft / 15 sq m

Total = 1722 sq ft / 159.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR







Cairds The Estate Agents

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