



The **PERSONAL** Agent

Dorking Road, Epsom
Guide Price £700,000

Dorking Road

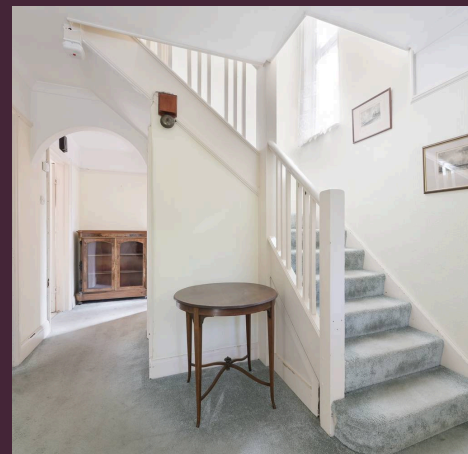
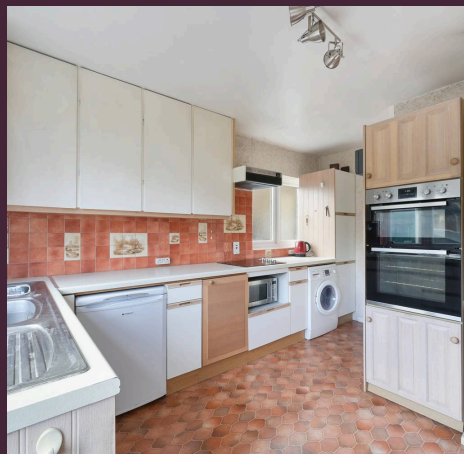
Epsom

- No onward chain
- Short distance to Town, Station & Schools
- 100ft rear garden
- Four well proportioned bedrooms
- Two reception rooms
- Kitchen including a breakfast bar
- Huge scope to extend (STPP)
- Parking to the front for several cars
- Detached garage
- Catchment of great schools

This semi detached family home benefits from flexible and spacious accommodation of over 1500 sq ft.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

The property should be viewed for what it currently is and what it could potentially be. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.





Description

As soon as you step foot within the welcoming entrance hall of this home, the incredible feel is immediate.

The generous living room is a great size and the space is centred around a feature fireplace.

There is a dining room to the rear with double doors leading onto the garden and a functional kitchen including a breakfast bar.

The ground floor is completed by a downstairs cloakroom.

On the first floor there are four particularly well proportioned bedrooms and a family bathroom with separate WC.

The 100ft rear garden is a further exceptional feature of this home and provides access to the brick built garage. To the front is ample parking for several cars.



Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend.

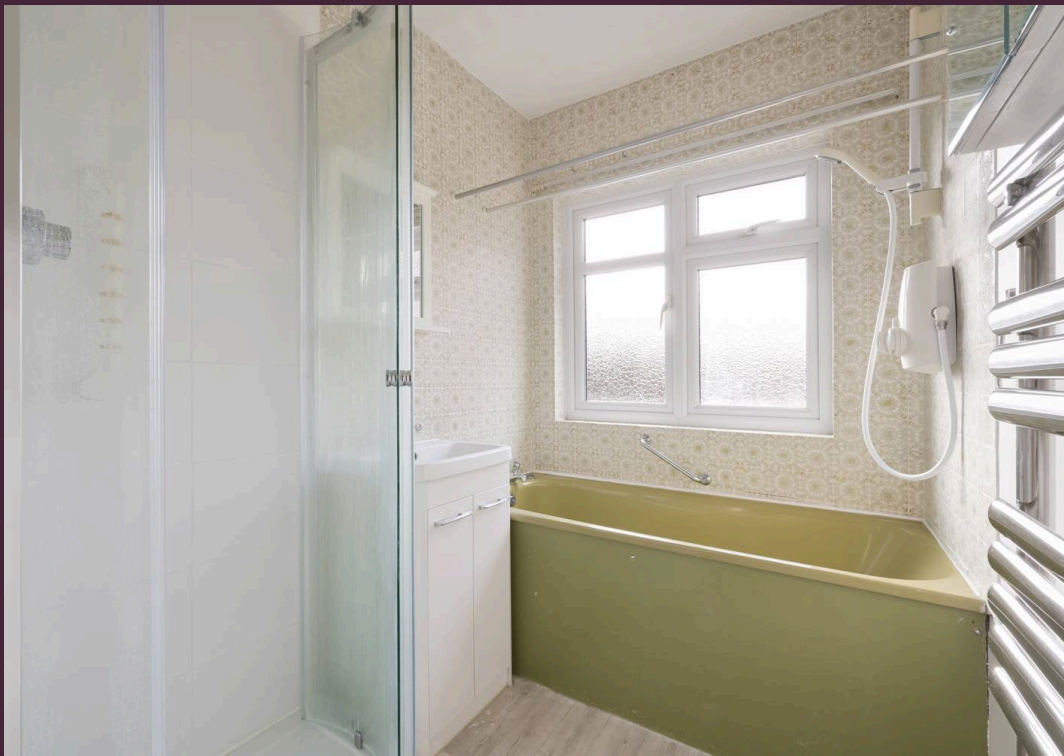
Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35/ 45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35 minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

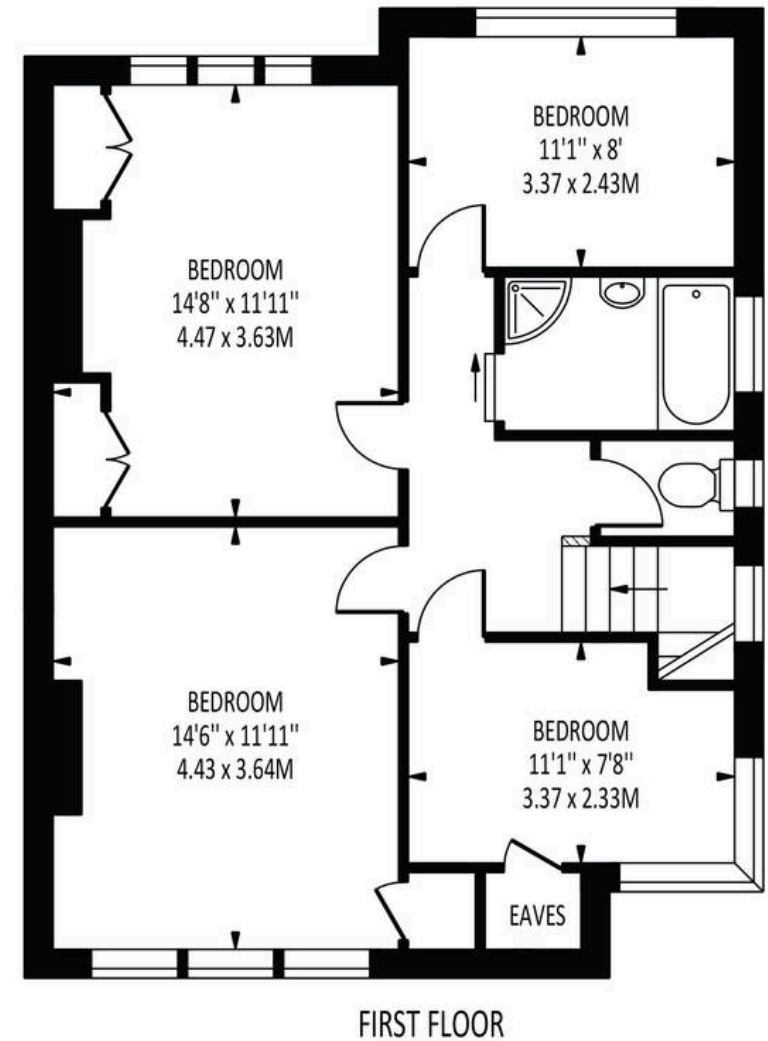
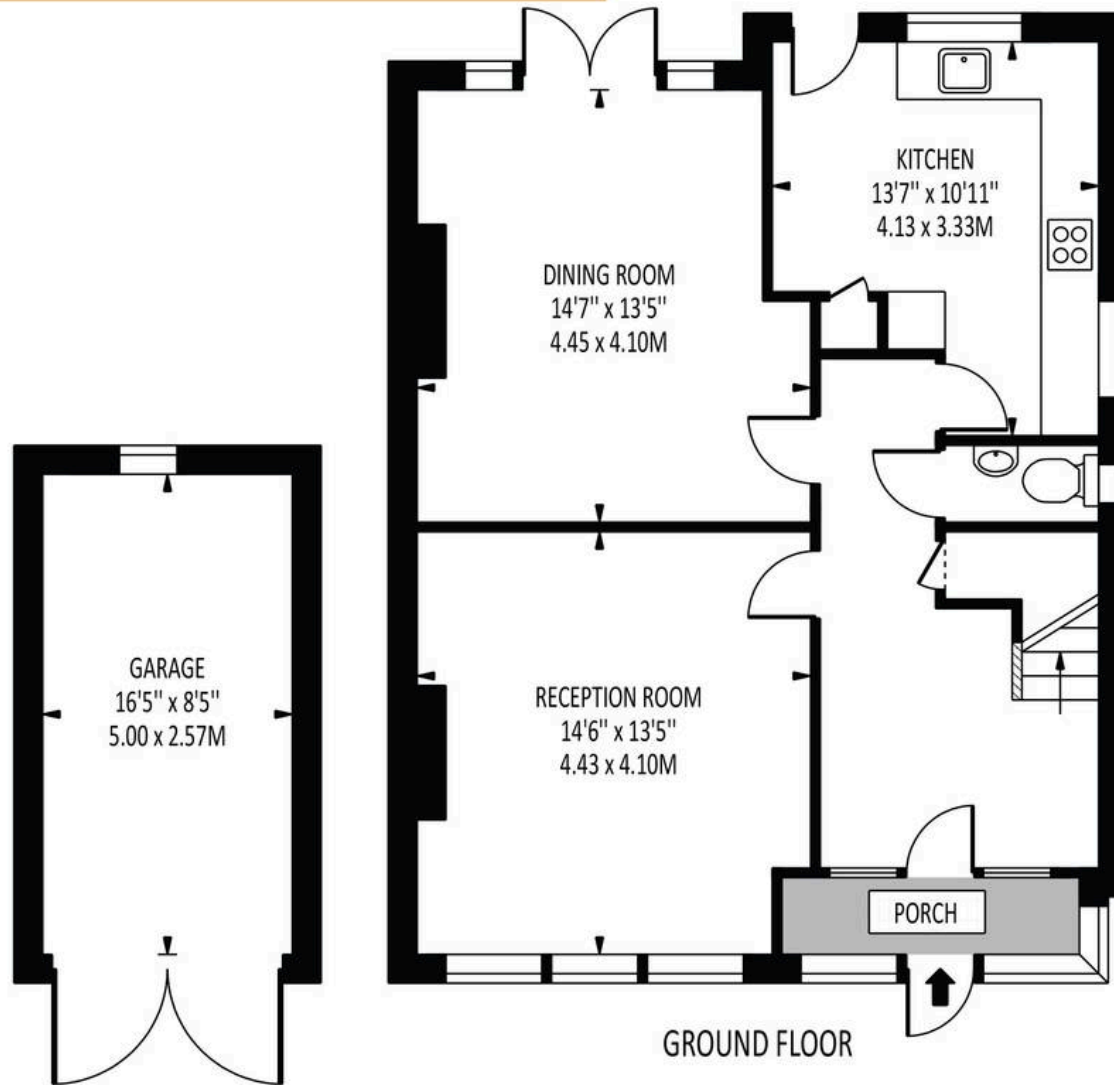


The **PERSONAL** Agent



Dorking Road

Total Area: 1533 SQ FT • 142.43 SQ M
(Including Garage)
Garage Area : 138 SQ FT • 12.85 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Epsom

The Personal Agent Ltd 2 West Street, Epsom – KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/