



The Ridings, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- Highly sought after tree lined location
- Four/five double bedrooms
- Generous living room & family room/bed five
- Stunning kitchen/breakfast & dining room
- Practical utility room
- En suite shower room to principal bedroom
- Further family bathroom & family shower room
- Gorgeous 63ft x 59ft rear garden
- Generous frontage, driveway & garage
- Walk to town, station, schools & park

The Personal Agent is proud to present this detached family home that enjoys a fantastic position within this highly sought after and rarely available residential road, located between Epsom Town Centre and Epsom Downs.

Offering an impressive and versatile 2218 sq ft of bright and spacious accommodation in total, the property has been the subject of a clever extension programme over the years and provides the new owner with a flexible and bright footprint, with impressive durability that's perfect for any growing family.

With practicality in abundance, not just from the accommodation but also the location too, finding a home that provides more in this price point, will be a challenging task indeed. Due to the rarity of these detached houses in The Ridings development becoming available, we would recommend arranging a viewing at your earliest convenience as significant interest is expected.

The property offers a genuinely well balanced layout with



accommodation that flows perfectly and makes the most of the natural light.

At the heart of the property is the stunning kitchen/breakfast room that links to the dining room making it the perfect space for entertaining. There is a generous living room that enjoys floor to ceiling windows and a feature fireplace, a great family room that also provides the option to be utilised as a fifth bedroom, a practical utility room and access to the double length garage.

The ground floor is completed by two generous double bedrooms and a family shower room and from the extended entrance hallway a turning staircase leads to the first floor landing where the spacious accommodation continues. There is a Velux window giving lots of natural light in the hall, staircase and landing.

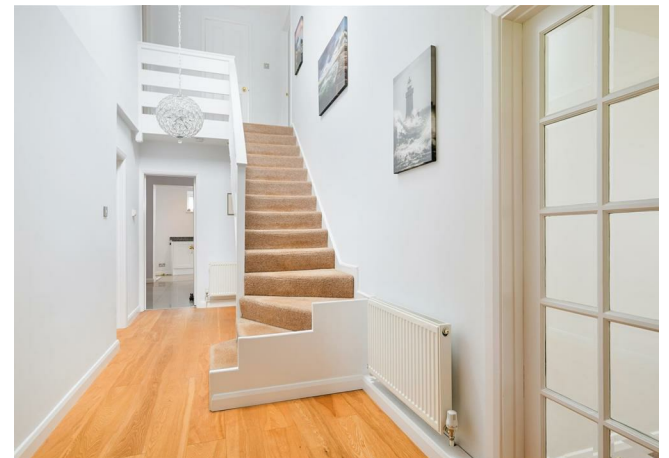
The principal bedroom is a truly impressive size with a modern ensuite shower room, whilst the guest bedroom on this floor is

also incredibly well proportioned and is served by a spacious modern family bathroom.

The property benefits from a large well tended frontage that provides a driveway with excellent parking for several vehicles and access to the tandem garage. The mature secluded rear garden and a large terrace measures 63ft x 59ft and benefits from one of the best positions on the road.

Homes on The Ridings are always incredibly popular. Located within easy reach of local amenities, Rosebery Park and the picturesque open spaces of Epsom Downs, whilst from a practical sense Epsom High Street and the railway station are just a 15 minute walk away. The property is also incredibly well positioned from a school catchment perspective, proving that this flexible family home really does cover all bases.

Tenure: Freehold
Council tax band: G

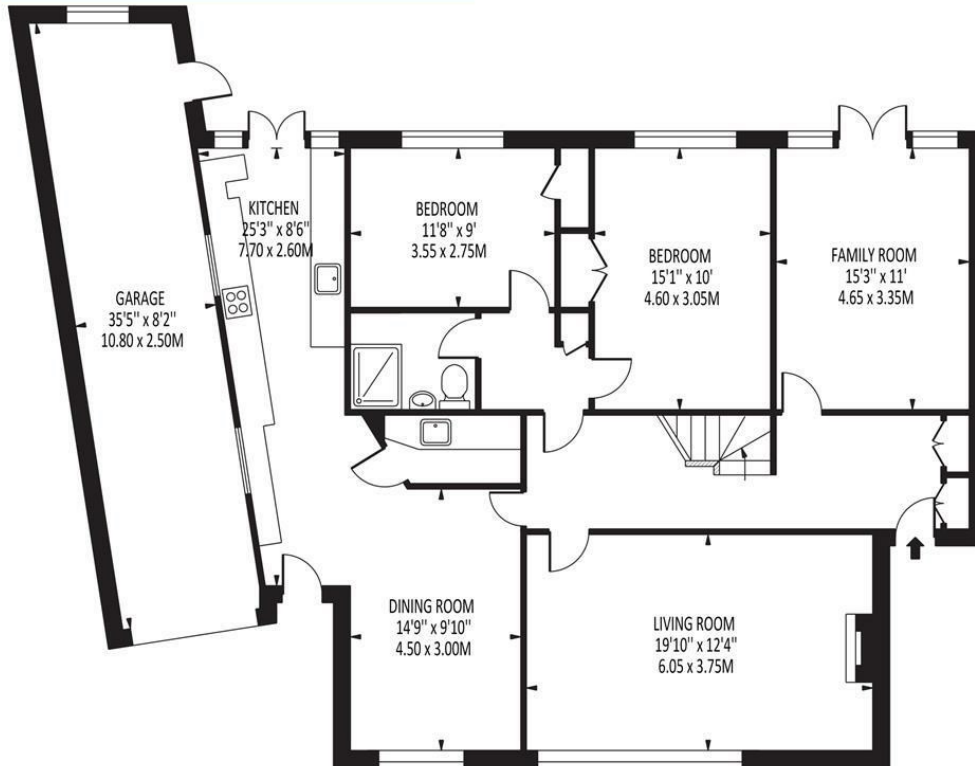




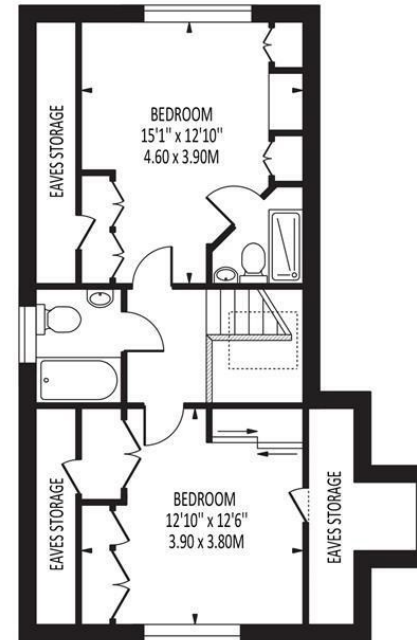
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The Ridings

Total Area: 2218 SQ FT • 206.06 SQ M
(Including Garage, Restricted Height Area & Eaves Storage)
Garage Area : 285 SQ FT • 26.51 SQ M
Restricted Height & Eaves Storage Area : 125 SQ FT • 11.62 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

