

The PERSONAL Agent

Dirdene Close, Epsom

In Excess of £450,000

Dirdene Close

Epsom

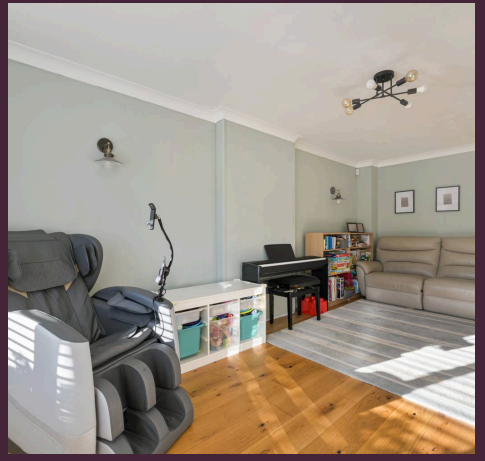
- Sought after cul de sac location
- Garage & parking
- Two double bedrooms
- Great for commuting
- Low maintenance private garden
- Walking distance of town & station
- Spacious terraced home
- 18ft living room
- Large kitchen/diner

Set in a residential cul-de-sac, this deceptively spacious mid-terraced house is offered in fantastic order and benefits from a garage in block with parking to the front.

The property benefits from well balanced accommodation laid out over two floors and is walking distance of Epsom town centre, railway station and within the catchment areas of many good local schools.

As soon as you step through the front door into the fully enclosed porch and entrance hall, the entertaining space that is the living room never fails to impress, both as a fantastic social space and the perfect room to relax in after a busy day. The generous kitchen/dining room really is the heart of the home and provides direct access to the rear garden, whilst upstairs there are two large double bedrooms with vaulted ceilings and a stylish and contemporary bathroom suite.











Description

The Personal Agent are delighted to present to the market this modern terraced home.

Set in a superb residential location that is on the periphery of the town yet close to the shops, rail links and amenities of Epsom High Street.

The well presented accommodation is arranged over two floors and includes a fully enclosed entrance porch, hallway, spacious lounge/diner, modern fitted kitchen/dining room, two double bedrooms and upstairs bathroom.

There is off street parking to the front of the garage and to the rear a private garden with patio and low maintenance artificial lawn.

Final noteworthy points to mention include combination boiler with gas central heating and full double glazing.



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.

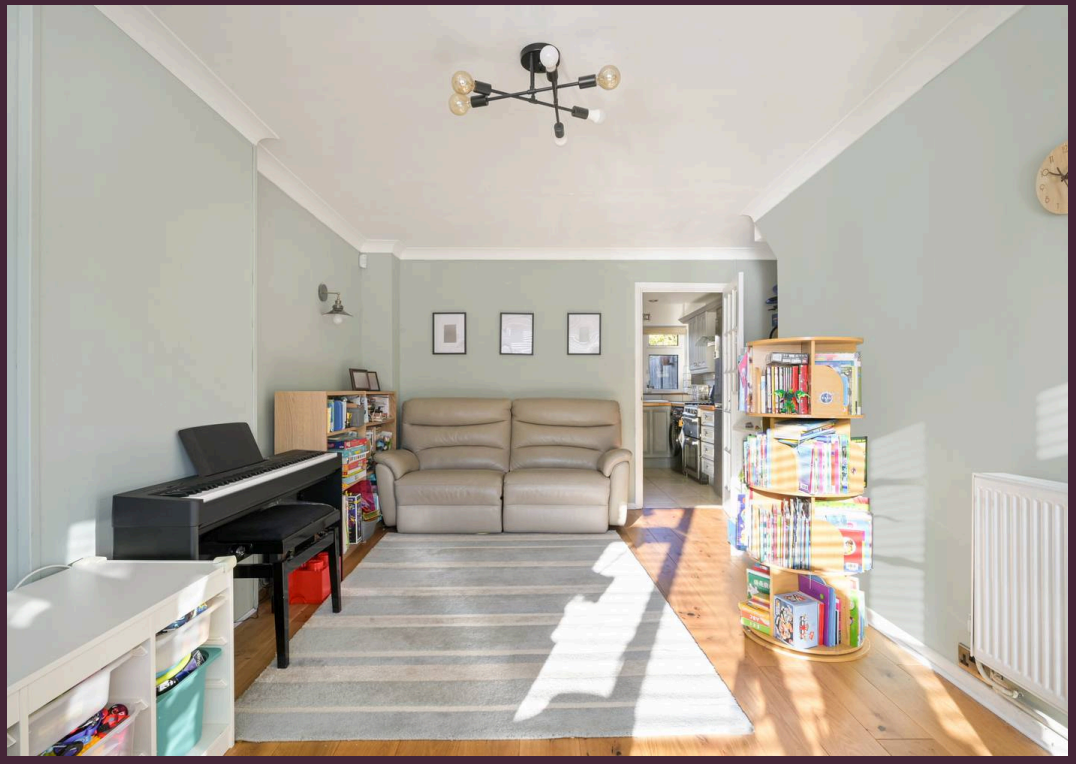
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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Total Area: 940 SQ FT • 87.34 SQ M
(Including Garage)
Garage Area : 125 SQ FT • 11.62 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 inpspection, 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.



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