Dirdene Gardens, Epsom

The PERSONAL Agent

Guide Price £650,000

Freehold

- Attractive 1930's property
- Three double bedrooms
- Two bathrooms
- Over 1500 sq ft of space
- 24ft living/dining room
- Kitchen/breakfast room
- Good sized south west facing garden
- Ample off street parking
- Double garage to rear
- Catchment of great schools- Wallace Fields Primary School

Located within a popular residential road, this attractive extended three bedroom mid terrace house is offered to the market in very good order throughout and offers well balanced accommodation that has been adapted to suit modern family living.

The property is within easy walking distance of Epsom town centre, railway station and local amenities and a particular feature is the large driveway to the front which offers off street parking for multiple vehicles.

The spacious kitchen/breakfast room creates a natural hub of the home, ideal for relaxed mornings or hosting friends, with French doors opening onto the patio to seamlessly extend the living space outdoors, perfect for dining, entertaining, and enjoying warmer days.

The accommodation flows wonderfully as the 24ft reception/dining space links directly to the kitchen. This room provides a cosy retreat with bay window to the front and beautiful feature fireplace. With a generous low maintenance garden, access to the rear and many other stand out features too, immediate inspection advised to fully appreciate this rarely available home.

The first floor accommodation is well proportioned and bright with a good degree of natural light throughout. The two bedrooms are nicely balanced with both being doubles and all served by a modern family bathroom at one end and a contemporary shower room at the other. On the second floor is a large 15ft principal bedroom with built in wardrobes and eaves storage. Externally there is parking for several cars to the front and a 17ft x 15ft double garage accessed to the rear.

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 Wallace Fields and St Joseph's . For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

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.

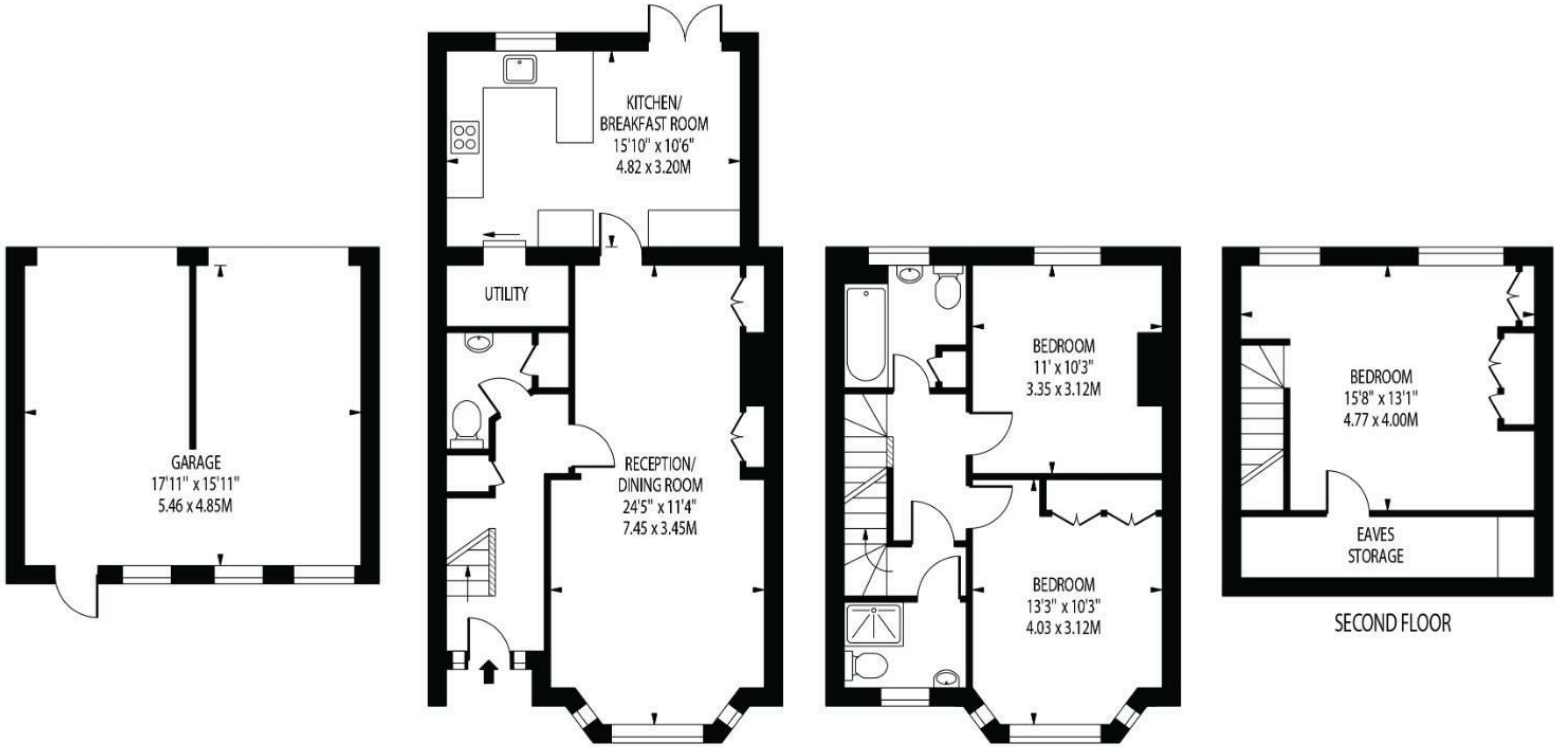
Tenure - Freehold
Council Tax Band - D

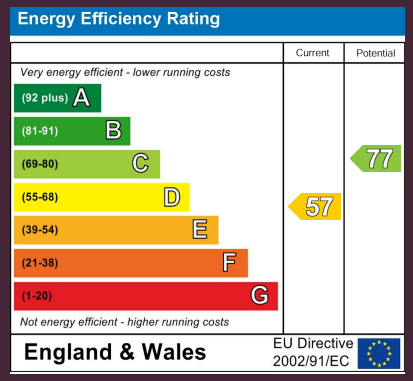
PICASSO
MUSEE D'ORSAY

The PERSONAL Agent

Dirdene Gardens

Total Area: 1523 SQ FT • 141.45 SQ M
(Including Garage & Eaves Storage)
Garage Area : 290 SQ FT • 26.95 SQ M
Eaves Storage Area : 57 SQ FT • 5.28 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.

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The PERSONAL Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.

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.