



Dirdene Close, Epsom

The **PERSONAL** Agent

Guide Price £400,000

Freehold

- No ongoing chain
- Two double bedrooms
- 18ft x 13ft living room
- Large kitchen/diner
- Upstairs shower room
- Courtyard garden with gate to rear
- Walking distance of town & station
- Garage & parking
- Spacious terraced home
- Great for commuting & school catchment

Set towards the end of a rarely available residential cul-de sac, this deceptively spacious mid-terraced house is offered with no ongoing chain and benefits from a garage in block with parking to the front.

As well as enjoying a fantastic position, 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, 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 courtyard, whilst



upstairs there are two large double bedrooms with vaulted ceilings and a shower room.

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 an entrance porch, spacious lounge/diner, kitchen/dining room, two double bedrooms and upstairs shower room.

There is off street parking to the front of the garage and to the rear a level courtyard garden with patio and low maintenance.

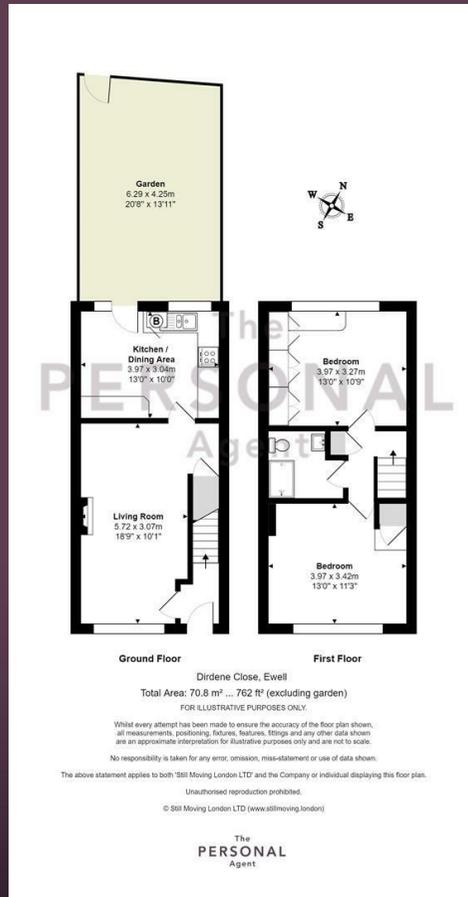
Freehold.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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