



Dirdene Gardens, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Cleverly extended family home
- Four bedrooms
- Stunning kitchen/dining/family room
- Living room
- Utility room & d/s cloakroom
- Spacious modern bathroom
- Ensuite shower room
- Generous driveway & private 66ft garden
- No ongoing chain
- Walk to town, station and excellent schools

Offered with no ongoing chain and enjoying an exceptional kitchen/dining room extension, this attractive and deceptively spacious end of terrace home benefits from being within close proximity of the Wallace Fields primary and infant school which is Ofsted outstanding.

As soon as you step through the front door the great feel of the property is immediately apparent with a generous and welcoming entrance hallway. The well proportioned accommodation continues and is laid out over three floors with lots of natural light throughout making this a practical and well balanced family home.

In our view, properties of this calibre, that are within walking distance of the heart of the town and so close to the station (0.6 of a mile away), are rarely available and because of this we are anticipating strong levels of interest.



The property has been the subject of a professional full refurbishment and extension program in recent years and the accommodation briefly comprises a spacious entrance hall, living room, kitchen with granite worktops and dining/family room which creates the perfect social and entertaining space. A useful separate utility room that incorporates the downstairs W.C completes the ground floor.

To the first floor there are three bedrooms, two of which are generous double bedrooms and a third single bedroom that could also be used as a home office/study. In addition, there is a larger than average modern family bathroom. On the top floor is a large principal bedroom that enjoys a modern e-suite shower room with access to eaves storage. There is also a generous driveway to the front with off street parking, along with a private 66ft rear garden which benefits from direct access to the front via private gated side access.

Further noteworthy points include no ongoing chain, gas central heating and full double glazing.

The property is set within a highly requested and rarely available residential road, and enjoys an excellent position. It is ideally located for easy access to the high street and railway station, both of which are just a short walk away. Within the closer surrounding area is the Rainbow leisure centre and gym, Sainsburys, several public houses and excellent road links to the A24, A3 and A217 as well as regular bus links.

Due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate the position and accommodation. Call today to arrange your viewing to avoid disappointment.

Tenure - Freehold
Council Tax Band - E







| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 49 | |
| (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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