



Dorling Drive, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Prime position in Wallace Fields area
- Moments from outstanding schools & park
- 90ft x 50ft mature & secluded rear garden
- Four generous bedrooms & two bathrooms
- Three flexible & spacious reception rooms
- Smart kitchen/breakfast room
- Utility/boot room & downstairs cloakroom
- Covered decked seating area for alfresco dining
- Huge scope to extend (STPP) if required
- Walking distance of Epsom & Ewell East station

Available for the first time in over 23 years, this much loved detached family home occupies a wonderful position within one of Epsom's most desirable and rarely available cul de sacs.

Set on a generous and beautifully secluded 0.18 acre plot, the property offers a rare opportunity to acquire a home that perfectly combines privacy, mature gardens and excellent potential for future enhancement, all within easy reach of highly regarded schools, local amenities and transport links.

The stunning rear garden is a true highlight of the property, measuring approximately 90ft x 52ft and offering an exceptional degree of privacy and seclusion. Beautifully landscaped and lovingly maintained over many years, it provides a wonderful setting for family life and entertaining, with a covered decked seating area ideal for year round alfresco dining. Mature borders, established planting and attractive greenery create a peaceful, almost hidden retreat.

To the front, the property benefits from excellent kerb appeal with a generous frontage, brick block driveway, garage and an



attractive approach that immediately hints at the warmth and character found inside. The accommodation itself is bright, spacious and well balanced with large windows throughout allowing natural light to flood the principal rooms, whilst the layout provides excellent versatility for both everyday living and entertaining.

In total there are three flexible reception rooms, currently arranged as a living room, dining room and study, in addition to a spacious kitchen/breakfast room which links to a sizeable utility and boot room area, along with a downstairs cloakroom. Upstairs there are four generous bedrooms, including a principal bedroom with en-suite bathroom, alongside a further family bathroom.

Having been lovingly maintained to an excellent standard during the owners' tenure, the house now presents exciting potential for a new owner to move straight in, whilst also offering future scope to extend or personalise to their own specification, subject to the usual planning permissions.

Dorling Drive is a highly regarded and family friendly location, ideally positioned for access to excellent local schools, including the Ofsted outstanding infant and junior school at the end of the road, nearby parks and the comprehensive amenities of Epsom town centre. Epsom and Ewell East stations are both within easy reach, providing convenient services into London Victoria, Waterloo and London Bridge, making the area particularly popular with commuters.

The surrounding area offers an exceptional quality of life, with a strong sense of community, numerous leisure facilities and beautiful green open spaces all close by. Homes of this calibre, with such established gardens and long-term ownership, are seldom available and we strongly recommend immediate inspection.

Tenure: Freehold
Council Tax Band: G

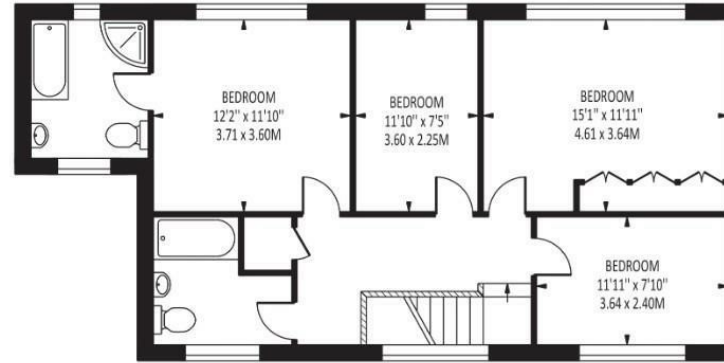
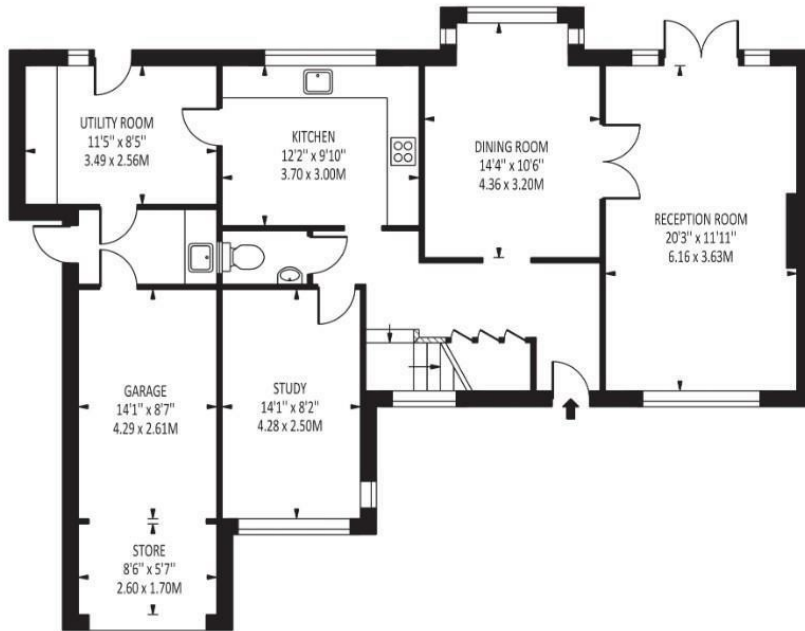






Dorling Drive

Total Area: 1893 SQ FT • 175.89 SQ M
(Including Garage & Store)
Garage & Store Area : 171 SQ FT • 15.86 SQ M



GROUND 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		
	65	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.

