



Dorling Drive, Epsom

The **PERSONAL** Agent

Guide Price £1,275,000

Freehold

- Stunning plot of 0.28 of an acre
- Refurbished & extended detached home
- Five bedrooms & three bathrooms
- 36ft kitchen/dining/family room
- 21ft double aspect living room
- Generous utility room
- 150ft x 90ft mature rear garden
- Offered with no onward chain
- Gated pathway access for easy commuting
- Moments from outstanding schools & park

Set at the head of a popular and rarely available cul de sac, this impressive detached home offers over 2,250 sq. ft. of beautifully balanced accommodation and occupies a wonderful plot of approximately 0.28 of an acre, providing both privacy and a superb sense of space.

Having been the subject of a comprehensive and recently completed refurbishment and extension programme, the property has been significantly enhanced and modernised to create a rare turn-key opportunity within one of the area's most desirable neighbourhoods.

The works have been thoughtfully undertaken to deliver stylish, high quality finishes and well-planned living space, allowing the next owner to move straight in and enjoy. The current owners have cherished the home for 25 years and it is now offered to the market with no onward chain.

For commuters, the home is ideally positioned within walking distance of both Epsom railway station and Ewell East railway station, and is one of only three properties to benefit from gated



access to a pathway linking to Chelwood Close, significantly reducing journey times and enhancing day-to-day convenience.

Stepping into the central hallway, the beautiful parquet flooring immediately sets the tone, complemented by a striking staircase with stylish glass balustrade and practical built-in storage. From here, your eye is drawn to the impressive double-aspect 21ft living room, again featuring parquet flooring, a fireplace and doors opening onto the terrace.

Undoubtedly the heart of the home is the outstanding 36ft kitchen/dining/family room, a superbly versatile space ideal for entertaining and modern day-to-day living. This area benefits from underfloor heating and bi-fold doors that seamlessly connect to the large terrace, creating the perfect setting for al fresco dining. The ground floor is completed by a generous utility room, also with underfloor heating, and a contemporary downstairs shower room.

Upstairs, the well-planned accommodation continues with five well-proportioned bedrooms, a stylish en-suite shower room and a spacious bathroom.

The mature rear garden, measuring approximately 150ft by 90ft, is a truly exceptional feature and simply steals the show, offering a high degree of seclusion alongside expansive lawn, established planting and a large tiered terrace. To the front, there is a newly replaced driveway providing ample parking, in addition to an integral garage.

Situated in the heart of the highly sought-after Wallace Fields area, the property lies just moments from the Ofsted-rated Outstanding Wallace Fields Infant School and Wallace Fields Junior School, and falls within the catchment for the Outstanding Glyn School and Rosebery School. The home is also conveniently positioned between Epsom town centre and East Ewell, both offering excellent rail connections to London Victoria, Waterloo and London Bridge, making it perfectly placed for commuters and those seeking access to highly regarded schooling.

Tenure - Freehold
Council tax band - G





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Total Area: 2254 SQ FT • 209.42 SQ M
(Including Garage)
Garage Area : 173 SQ FT • 16.04 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 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		
	73	80
England & Wales		
EU Directive 2002/91/EC		

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



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