



Dirdene Close, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £400,000 Freehold

- No ongoing chain
- Spacious end of terrace home
- Two double bedrooms
- Refurbishment opportunity
- Large kitchen/breakfast room
- Low maintenance private garden
- Walking distance of town & station
- Garage
- Sought after cul-de-sac location
- Wallace Fields school catchment

Offered with no ongoing chain and set within a rarely available residential and quiet cul-de-sac, this deceptively spacious end of terrace house provides flexible and bright accommodation alongside huge scope to refurbish.

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

The property is within the catchment of many fantastic local primary and secondary schools, and located within a short walk of Epsom town centre and the



railway station with its regular services to London Victoria, Waterloo and London Bridge, as well as the local convenience stores and café which are just a few hundred metres around the corner.

As soon as you step through the front door into the entrance hall, 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 easy to maintain rear garden, whilst upstairs there are two large double bedrooms with vaulted ceilings and a family bathroom suite.

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.

Tenure - Freehold  
Council tax band - D

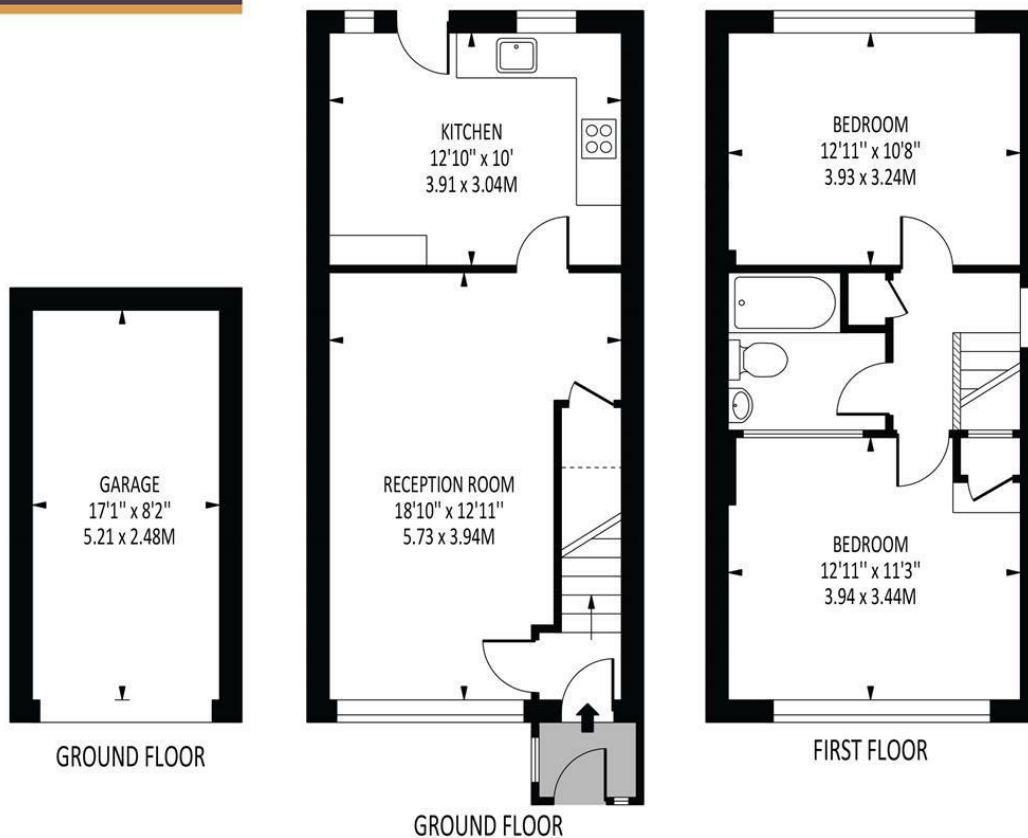




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## Dirdene Close

Total Area: 886 SQ FT • 82.34 SQ M  
(Including Garage)  
Garage Area : 139 SQ FT • 12.92 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) <b>A</b>                          |         | <b>87</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         | <b>69</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 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.

