



Dorling Drive, Epsom

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Sought after Wallace Fields location
- Generous 0.15 acre plot on quiet road
- Private 94ft x 40ft rear garden
- Gated pathway access for easy commuting
- Walk to Epsom & Ewell East stations
- Excellent local schools within catchment
- Four well proportioned bedrooms
- Spacious kitchen/breakfast room
- Three flexible & versatile reception rooms
- Scope to extend (STPP) if required

Situated in the heart of the highly sought after Wallace Fields area, this beautifully presented family home occupies a generous plot of approximately 0.15 of an acre, positioned at the head of a rarely available no through road.

The property enjoys an attractive frontage with a driveway providing parking for several vehicles, while the private and secluded rear garden measures approximately 94ft x 40ft. For commuters, the home is ideally located within walking distance of both Epsom and Ewell East stations, and is one of only three properties to benefit from gated access to a pathway linking to Chelwood Close, significantly reducing journey times.

Ideal for growing families, the home is within close proximity of the highly regarded Wallace Fields Infant & Junior Schools, and just a short walk from Alexandra Park.

The accommodation is light filled, well balanced and thoughtfully arranged over two floors. The ground floor features original parquet flooring flowing throughout many rooms, with a welcoming entrance hall. There is a spacious double aspect



living room with a charming wood burning stove, a generous home office/playroom, a formal dining room with French doors opening onto the garden, and a large kitchen/breakfast room that forms the heart of the home and flows naturally into a separate utility room. From a practical sense the downstairs cloakroom completes the ground floor.

Upstairs, the principal and guest bedrooms both enjoy pleasant views over the rear garden. There are four bedrooms in total, all served by a modern family bathroom.

The rear garden offers a particularly private outlook and features a paved terrace that enjoys sunshine from mid morning through to early evening. Mature planting includes a grape producing vine and an established wisteria which creates a striking first impression by the front door, especially in late spring.

The property also offers excellent potential to extend to the rear and side (STPP), in keeping with neighbouring homes, some of which have substantially increased the original footprint.

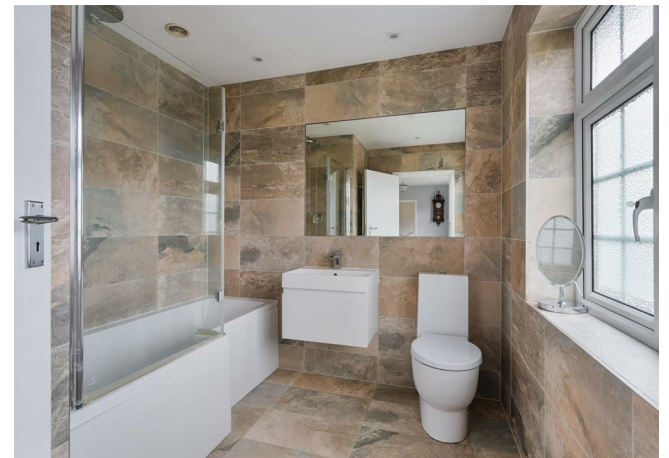
Dorling Drive is a highly regarded and family friendly road, perfectly positioned for excellent local schooling, including Glyn and Rosebery secondary schools. Epsom town centre and Ewell East station are both easily accessible, providing direct services to London Victoria, Waterloo and London Bridge.

Alexandra Park is quite literally on the doorstep, offering tennis courts, a children's playground and the popular Park View Café, further enhancing the lifestyle appeal of this location.

Our clients have enjoyed over 20 happy years in this home, and we were honoured to have sold the property to them originally. It is a pleasure to now be part of the next chapter of their journey.

Homes of this quality in Wallace Fields are rarely available. Early registration of interest is highly recommended.

Tenure: Freehold
Council Tax Band: G

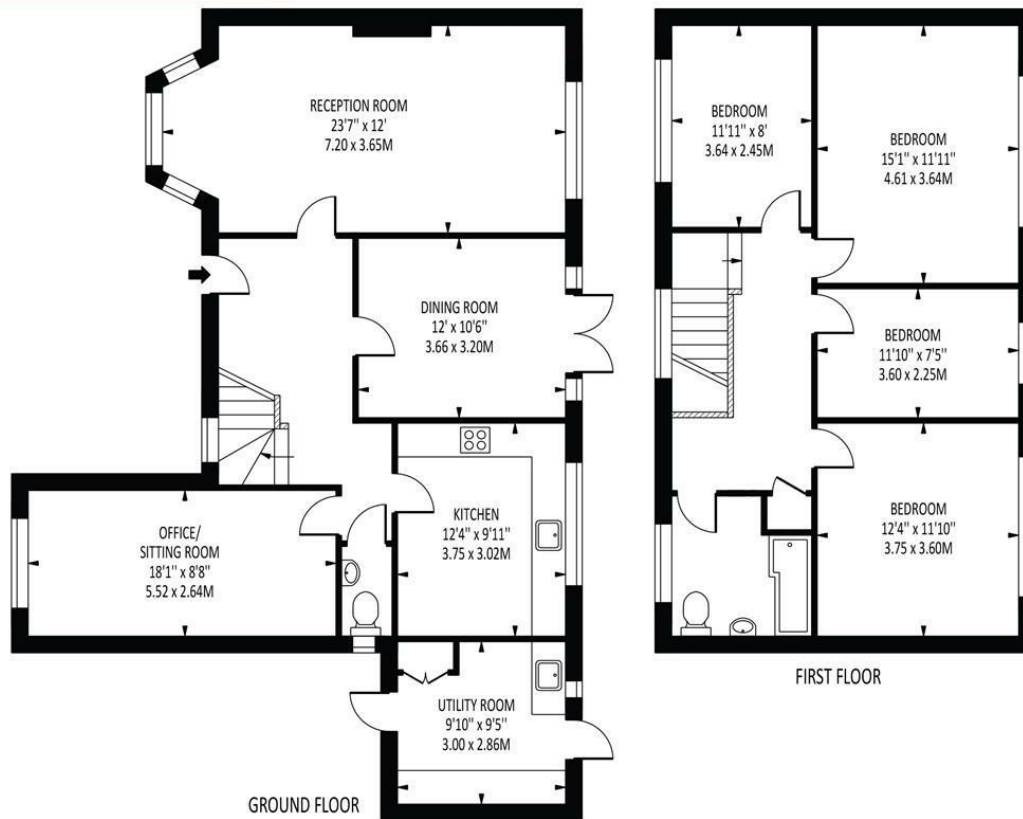




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Dorling Drive

Total Area: 1664 SQ FT • 154.58 SQ M
(Including Utility Room)
Utility Room Area : 92 SQ FT • 8.58 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	71	77
(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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