



Dorking Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £850,000 Freehold

- Short distance to Town, Station & Schools
- South/East facing 100ft garden
- Four well proportioned bedrooms
- Generous living room with original fireplace
- Spacious & welcoming entrance hall
- Stunning kitchen/dining/family room
- Modern family bathroom
- Downstairs cloakroom
- Scope to extend STPP
- Brick built garage & driveway

This attractive semi detached family home benefits from flexible and spacious accommodation approaching almost 1500 sq ft and is presented in very good order throughout.

The property itself enjoys an incredibly well-balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step foot within the welcoming entrance hall of



this home, the incredible feel is immediate. The generous living room is a great size and the space is centred around an original fireplace. However, the heart of the home is undoubtedly the stunning 23ft kitchen/dining/family room which is a fantastic area for any social occasion and day to day family life with the added benefit of two sets of French doors linking to the garden.

From a practical sense, the ground floor is completed by a fully enclosed entrance porch and a downstairs cloakroom. On the first floor there are four particularly well proportioned bedrooms that can all be used as double rooms and a large family bathroom.

The 100ft South East facing garden is a further exceptional feature of this home and it enjoys two defined patio areas, a summer house as well as access to the brick built garage and the brick block driveway with ample parking too.

Dorking Road is a residential road that borders Epsom Common yet is still within easy walking access of Rosebery girls school, the hospital, Epsom town centre and railway station.

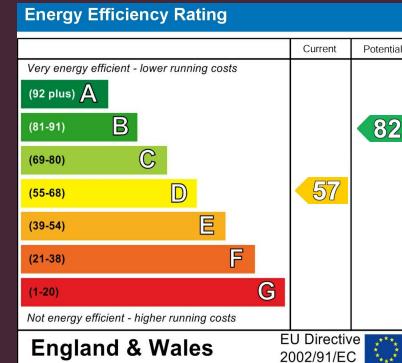
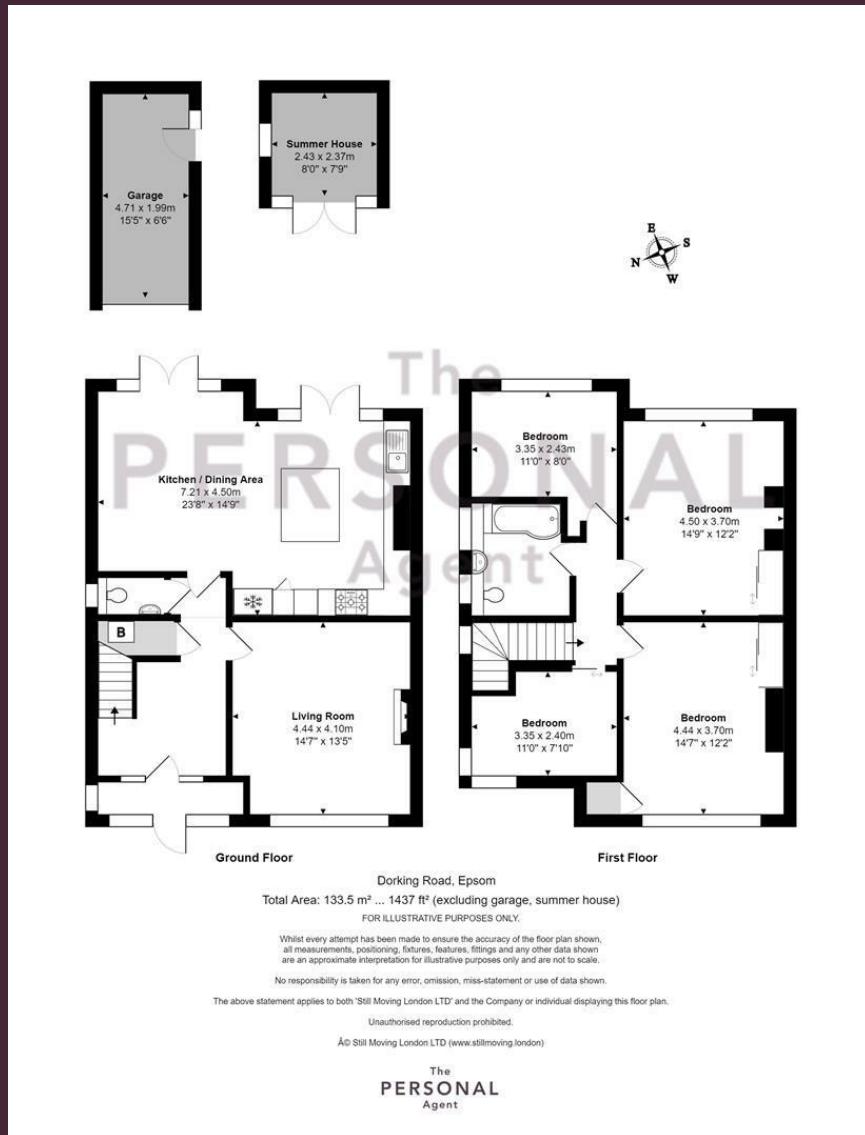
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide 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 - F







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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 any 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.

