



**Dorking Road, Epsom**

**In Excess of £850,000**





## Dorking Road

Epsom

Rare opportunity to acquire a delightful semi-detached family home in sought-after location, close to town centre and station and within the catchment area of good schools. Open-plan kitchen/diner, 4 bedrooms, detached garage with bar, off street parking and private garden. Book your viewing now!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully Presented
- Catchment Area of Good Schools
- Close to Town Centre & Station
- Open Plan Kitchen/Diner With Bi-Fold Doors Onto Garden
- Four Good Size Bedrooms
- Modern Family Bathroom
- New Block Driveway Providing Off Street Parking
- Detached Garage With Be-Spoke Bar Area
- South East Facing Rear Garden



Situated in a highly sought-after location with the added benefit of no onward chain, this impressive property presents a rare opportunity to acquire a delightful family home within close proximity to the town centre and station. Ideally positioned within the catchment area of good schools, this residence is designed to offer both comfort and convenience for discerning buyers.

Upon entering, residents are greeted by a welcoming entrance hall and spacious reception room with feature fireplace. The highlight of the ground floor is the open-plan kitchen/diner, boasting a contemporary design and featuring bi-fold doors that seamlessly connect the interior living space to the private rear garden, perfect for entertaining guests.

The first floor of the property hosts four generously proportioned bedrooms, ensuring ample accommodation for families or those seeking additional space for guests or home offices. A modern family bathroom offers both style and functionality to meet the needs of the modern homeowner.

Externally, this property features a block paved driveway providing off-street parking, presenting a practical solution for residents with multiple vehicles. Additionally, a detached garage with a bespoke bar area adds a unique touch to the property, offering a versatile space to unwind or entertain in style.

The delightful south east facing rear garden provides a peaceful retreat from the hustle and bustle of every-day life, featuring a well-maintained outdoor space that can be enjoyed throughout the year. Whether hosting a barbeque with family and friends or simply relaxing with a book, this outdoor area adds value to the property by extending the living space beyond the confines of the interior.

In summary, this beautifully presented property represents a blend of modern living, convenience, and style, making it a desirable prospect for those seeking a contemporary family home in a prime location.

# Dorking Road, Epsom, KT18

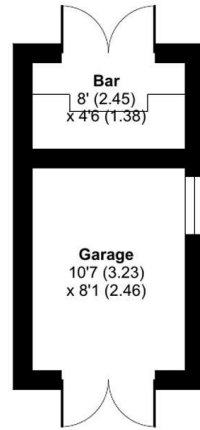
Approximate Area = 1399 sq ft / 129.9 sq m

Garage = 85 sq ft / 7.8 sq m

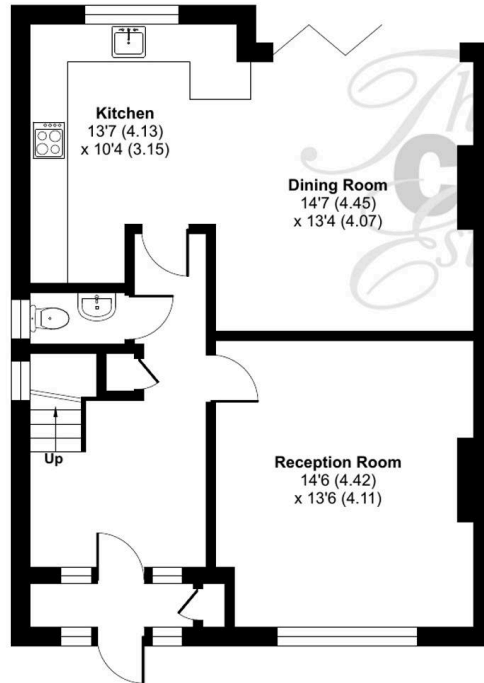
Outbuilding = 36 sq ft / 3.3 sq m

Total = 1520 sq ft / 141 sq m

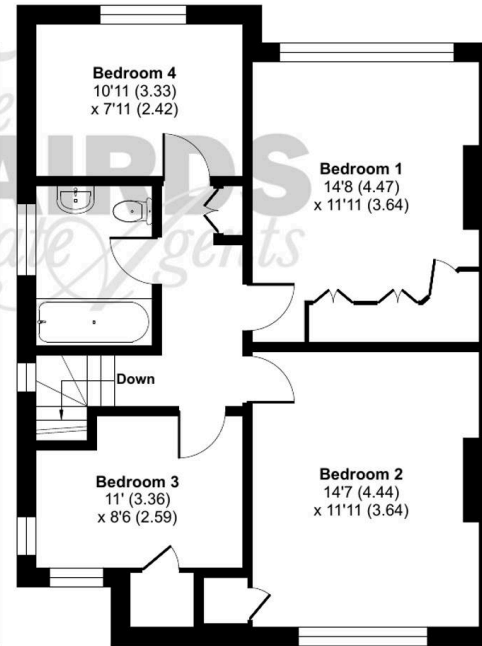
For identification only - Not to scale



**GARAGE / OUTBUILDING**



**GROUND FLOOR**



**FIRST FLOOR**











## Cairds The Estate Agents

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