

The PERSONAL Agent

The Ridings, Epsom

Guide Price £950,000

The Ridings

Epsom

- Further family bathroom & family shower room
- Walk to town, station, schools & park
- Four/five double bedrooms
- Gorgeous 63ft x 59ft rear garden
- Generous frontage, driveway & garage
- Highly sought after tree lined location
- En suite shower room to principal bedroom
- Generous living room & family room/bed five
- Practical utility room
- Stunning kitchen/breakfast & dining room

The Personal Agent is proud to present this detached family home, ideally positioned on a highly sought-after and rarely available residential road between Epsom Town Centre and Epsom Downs.

Offering an impressive 2,218 sq ft of bright and spacious accommodation, the property has been thoughtfully extended over the years to create a flexible and practical layout, perfectly suited to the needs of a growing family.

Combining generous accommodation with an excellent location, this is a rare opportunity to acquire a detached home within The Ridings development. Properties of this type seldom become available, making early viewing highly recommended to appreciate the space, versatility and potential on offer.











Description

The property offers a well-balanced layout, with thoughtfully arranged accommodation that flows naturally and makes excellent use of the available space and natural light. At the heart of the home is the impressive kitchen/breakfast room, which links directly to the dining room to create a superb space for entertaining. The generous living room features floor-to-ceiling windows and a feature fireplace, while the versatile family room could also be used as a fifth bedroom. A practical utility room provides access to the double-length garage. The ground floor is completed by two generous double bedrooms and a family shower room. From the extended entrance hall, a turning staircase leads to the first-floor landing, where the spacious accommodation continues. A Velux window floods the hall, staircase and landing with natural light, enhancing the bright and airy feel throughout.



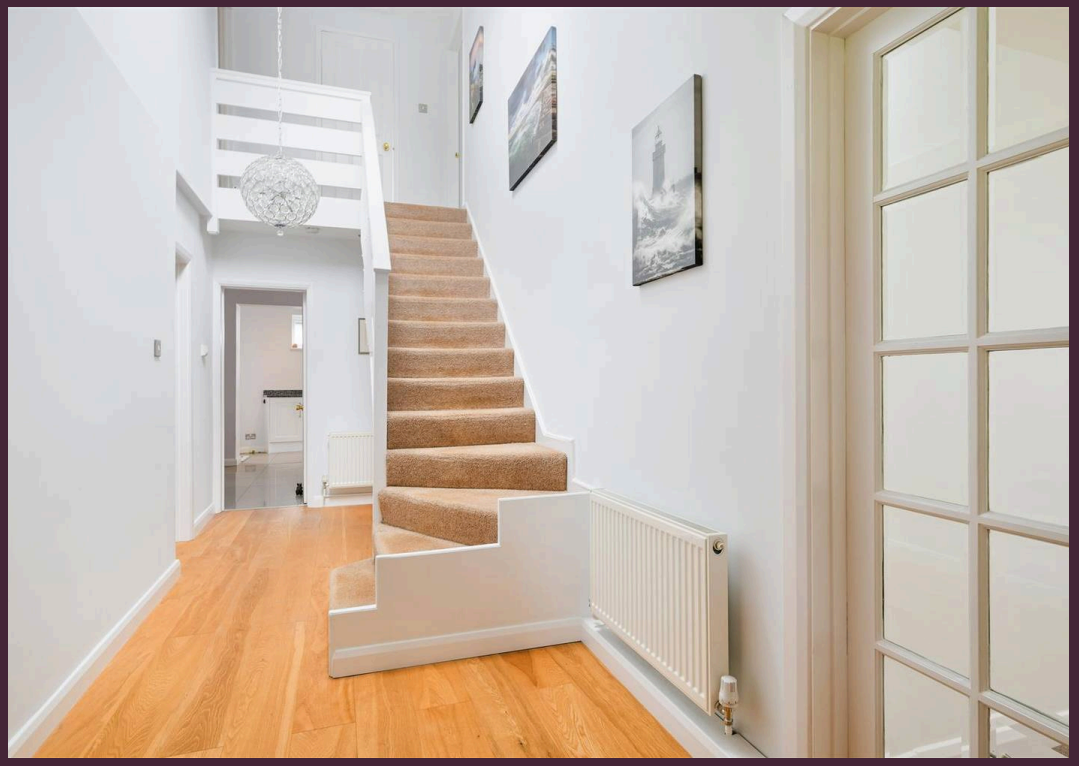
The principal bedroom is a truly impressive size and benefits from a modern ensuite shower room, while the guest bedroom is also exceptionally well proportioned and served by a spacious, modern family bathroom. Outside, the property benefits from a large, well-tended frontage providing excellent parking for several vehicles and access to the tandem garage. To the rear, the mature and secluded garden is complemented by a large terrace, with the overall garden measuring approximately 63ft x 59ft and enjoying one of the most desirable positions on the road. Homes on The Ridings are always highly sought after, with the development ideally placed for local amenities, Rosebery Park and the picturesque open spaces of Epsom Downs. Epsom High Street and the railway station are both approximately a 15-minute walk away, while the property is also well positioned for local schools. Combining generous accommodation, excellent outdoor space and a convenient location, this is a highly versatile family home.

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Council Tax band: G

Tenure: Freehold

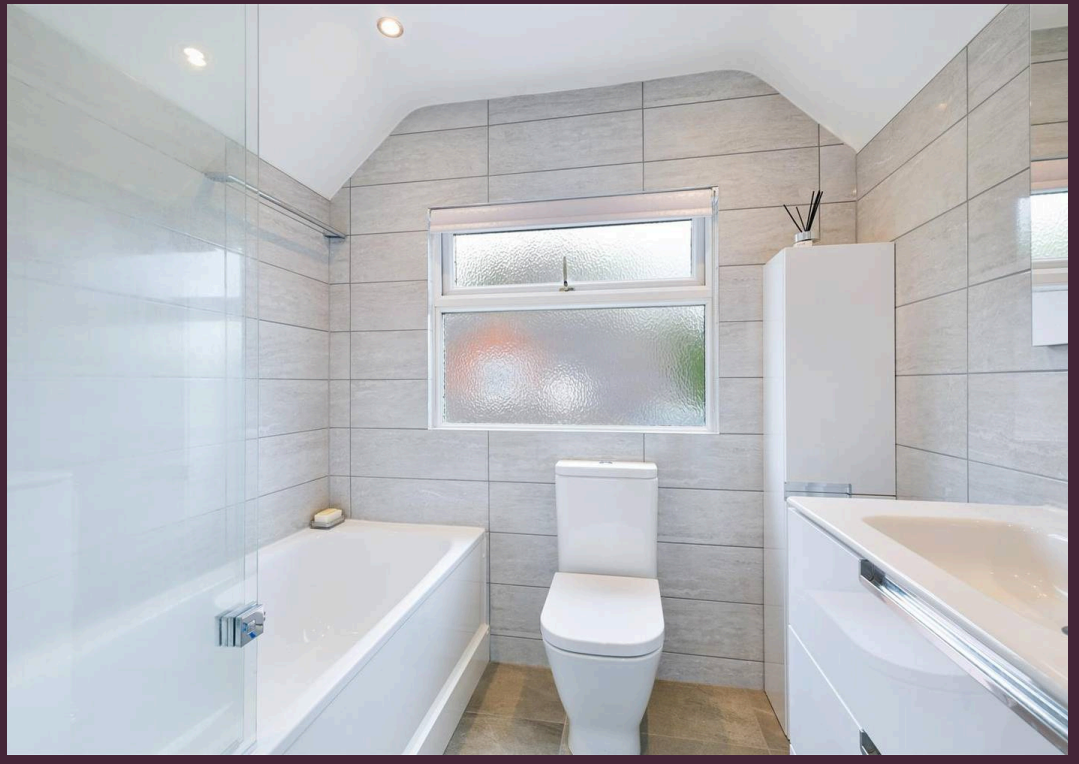
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





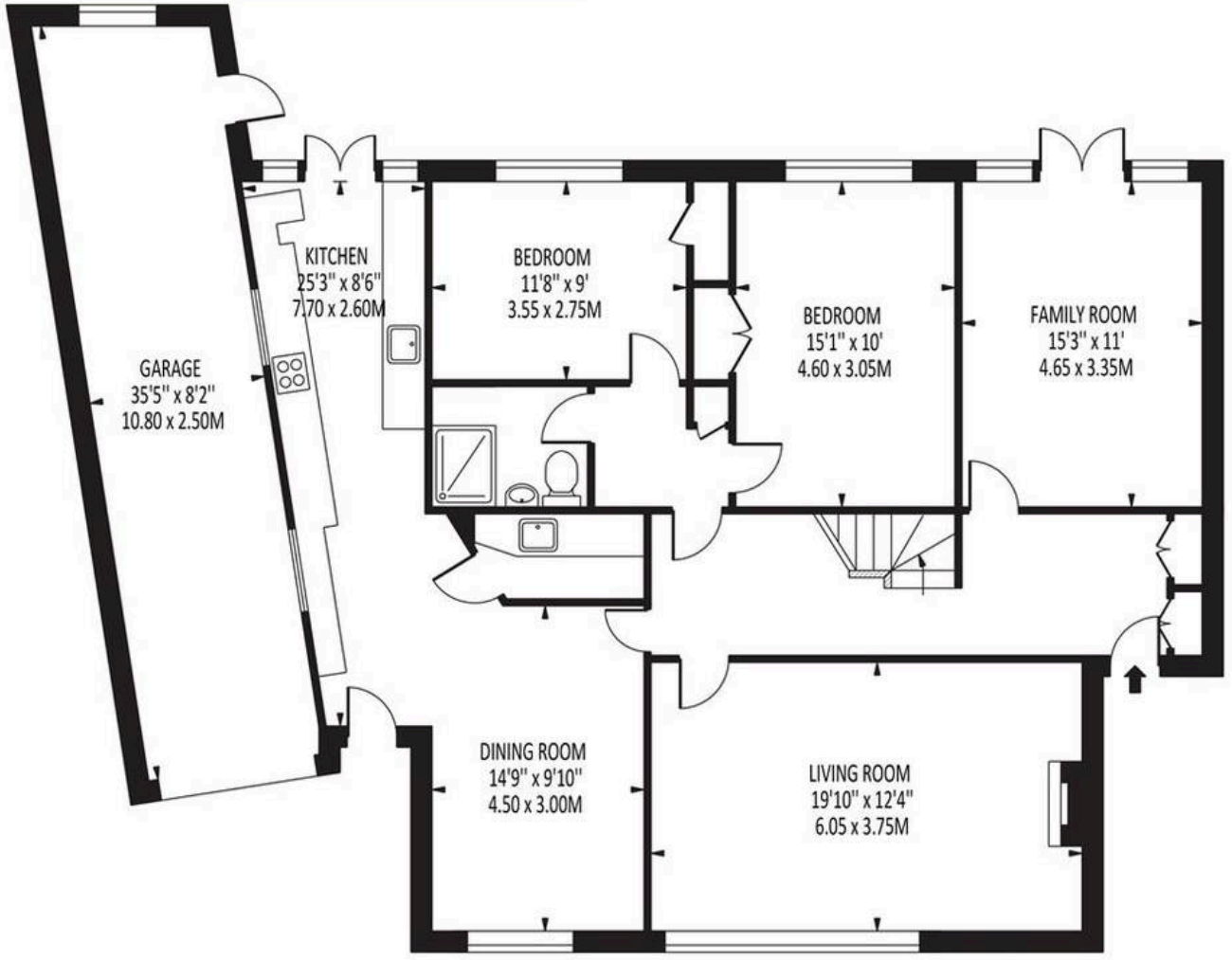




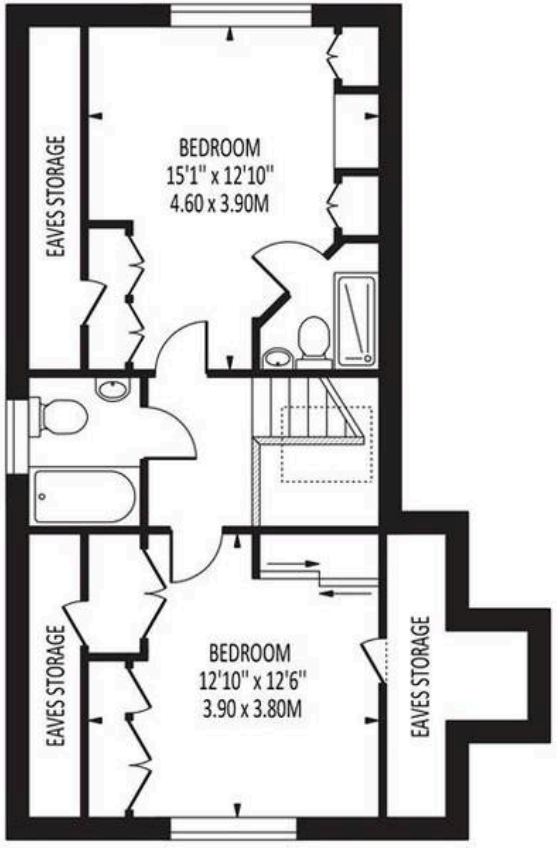
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Total Area: 2218 SQ FT • 206.06 SQ M
(Including Garage, Restricted Height Area & Eaves Storage)
Garage Area : 285 SQ FT • 26.51 SQ M
Restricted Height & Eaves Storage Area : 125 SQ FT • 11.62 SQ M



GROUND FLOOR



FIRST FLOOR

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 inpspection, 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.



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