



The Ridings, Epsom

The **PERSONAL** Agent

Guide Price £950,000

Freehold

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

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.

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.

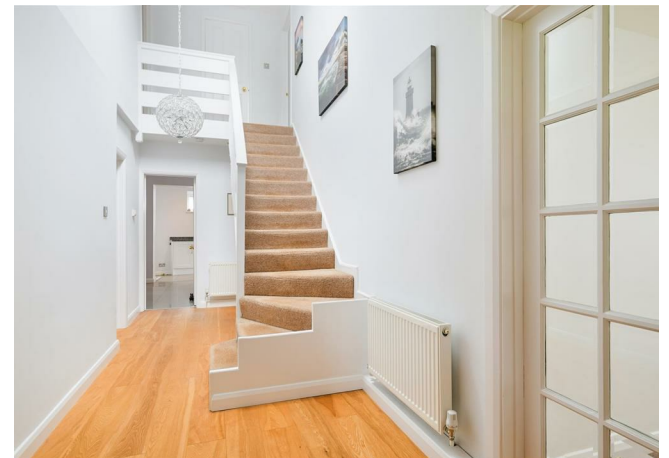
The principal bedroom is a truly impressive size and benefits from a modern ensuite shower room, while the guest bedroom is also exceptionally well proportioned and served by a spacious, modern family bathroom.

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.

Tenure: Freehold
Council tax band: G

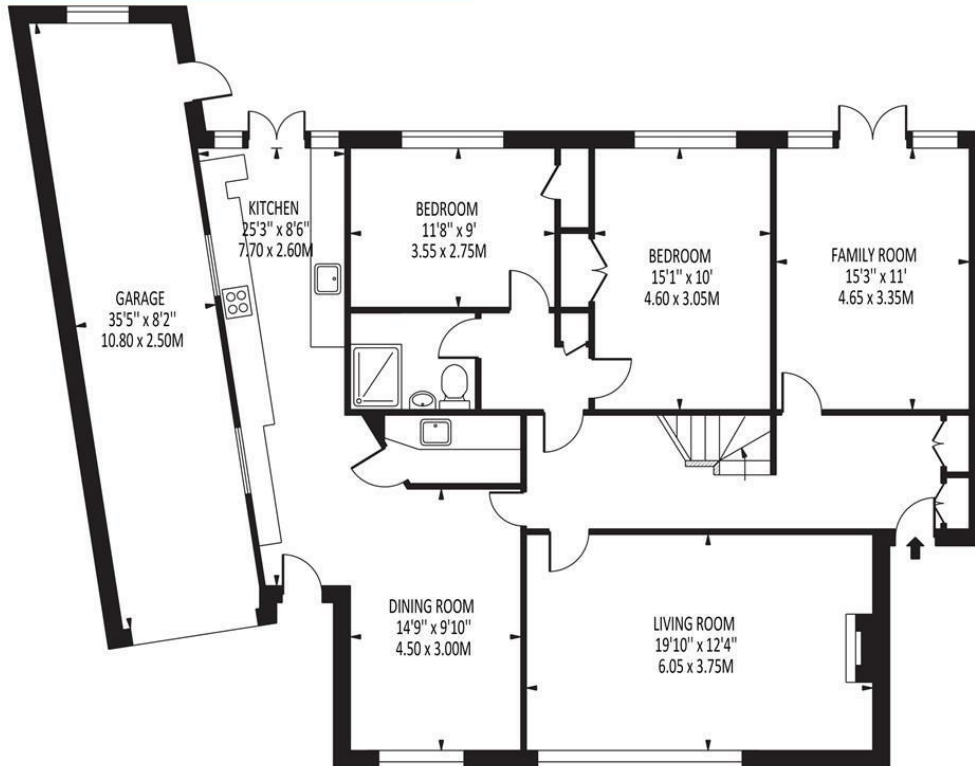




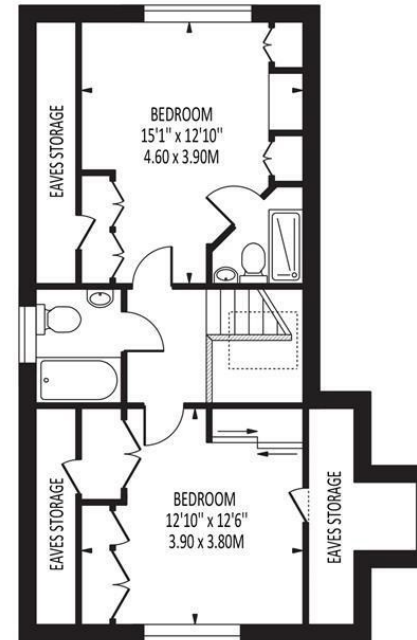
The **PERSONAL** Agent

The Ridings

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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

