



**Price**  
**£700,000**

**Freehold**

3x  1x  1x 

**Dirdene Close, Epsom,  
Surrey, KT17**

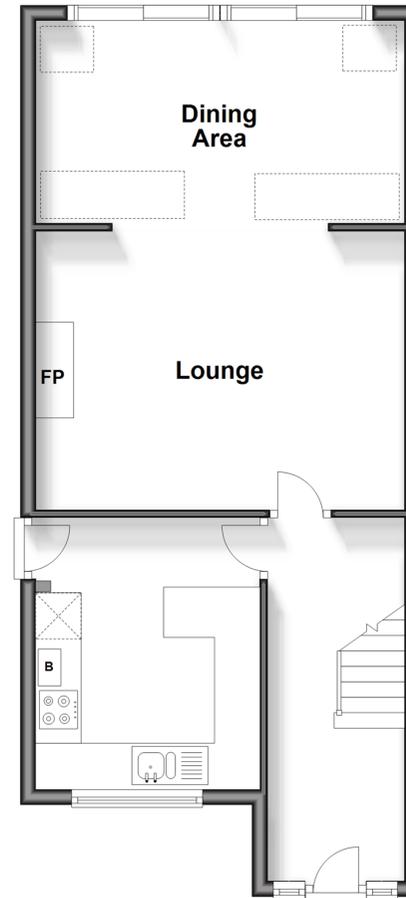
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



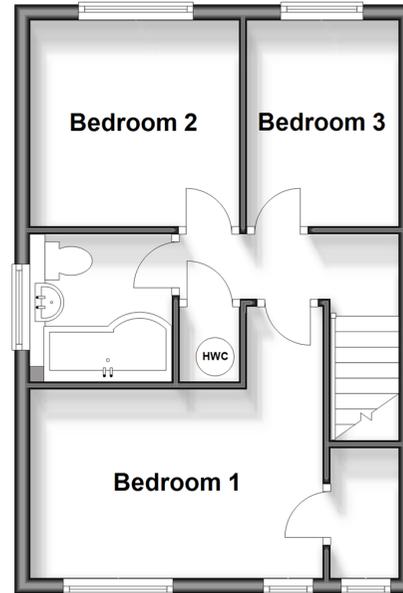
## Basement

Approx. 38.4 sq. metres (413.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



## Outbuilding

Approx. 10.3 sq. metres (111.2 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Kitchen: 11'8 x 9'6 (3.56m x 2.90m)

Living Room: 16'3 x 12'8 (4.96m x 3.86m)

Dining Area: 15'10 x 9'6 (4.83m x 2.90m)

### FIRST FLOOR

Landing

Bedroom 1: 12'11 x 8'5 (3.94m x 2.57m)

Bathroom

Bedroom 2: 9'0 x 8'1 (2.75m x 2.47m)

Bedroom 3: 8'1 x 6'8 (2.47m x 2.03m)

### OUTSIDE

Driveway

Front Garden

Rear Garden

Outbuilding

Garage



## Main features

- Approved planning permission to convert garage to suit needs
- Double glazed sliding doors leading out to a recently landscaped sunny garden
- Mains powered and insulated rear garden studio
- Within catchment of excellent rated schools
- Close to the Town Centre and Train Stations



### Nearest Schools

Primary Schools: Wallace Fields Junior School 0.2 miles, Epsom Primary 0.6 miles, St Clement's Catholic Primary 0.8 miles  
 Secondary Schools: Glyn Technology School 0.3 miles, Blenheim High School 0.6 miles, Epsom College 0.8 miles

### Transport Information

Train Stations: Epsom 0.6 miles, Ewell East 0.7 miles, Ewell West 0.8 miles  
 Underground Morden 5.1 miles, South Wimbledon 6.0 miles,

### Address

Dirdene Close, Epsom, Surrey, KT17



### Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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