



**OVER 60?**

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

**Price**

**£700,000**

**Freehold**

3x  1x  1x 

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

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## 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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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ 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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