

Kennedys'

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102, Chapel Way
Epsom
KT18 5SY

Chapel Way has plenty of attractive homes, but this 5 bedroom detached family home really does stand out as one of the very best on the road. Generously proportioned, full of light and finished to a superb standard, it's the kind of house that has been carefully thought through to make every inch work in your favour.

£4,000 Per Calendar



- Breathtaking detached family home
- 3 Bathrooms
- Open-plan kitchen / dining / living room
- Off road parking situated behind private gates
- Store with access out to the front

- 5 Bedrooms
- Accommodation over three floors
- Main suite with en-suite & roof terrace
- South facing garden
- *Viewings by appointment only*



PROPERTY DESCRIPTION

The ground floor is dominated by a remarkable open-plan kitchen, dining and family room. It's a huge space with polished concrete flooring, complete with underfloor heating, and a rear wall of glass sliding panels that open the house straight out to the garden. The kitchen itself is sleek and cleverly designed, with smart details such as a hidden sink system and a striking central island. There's also a welcoming sitting room to the front, along with a cloakroom, utility and a useful workshop or store.

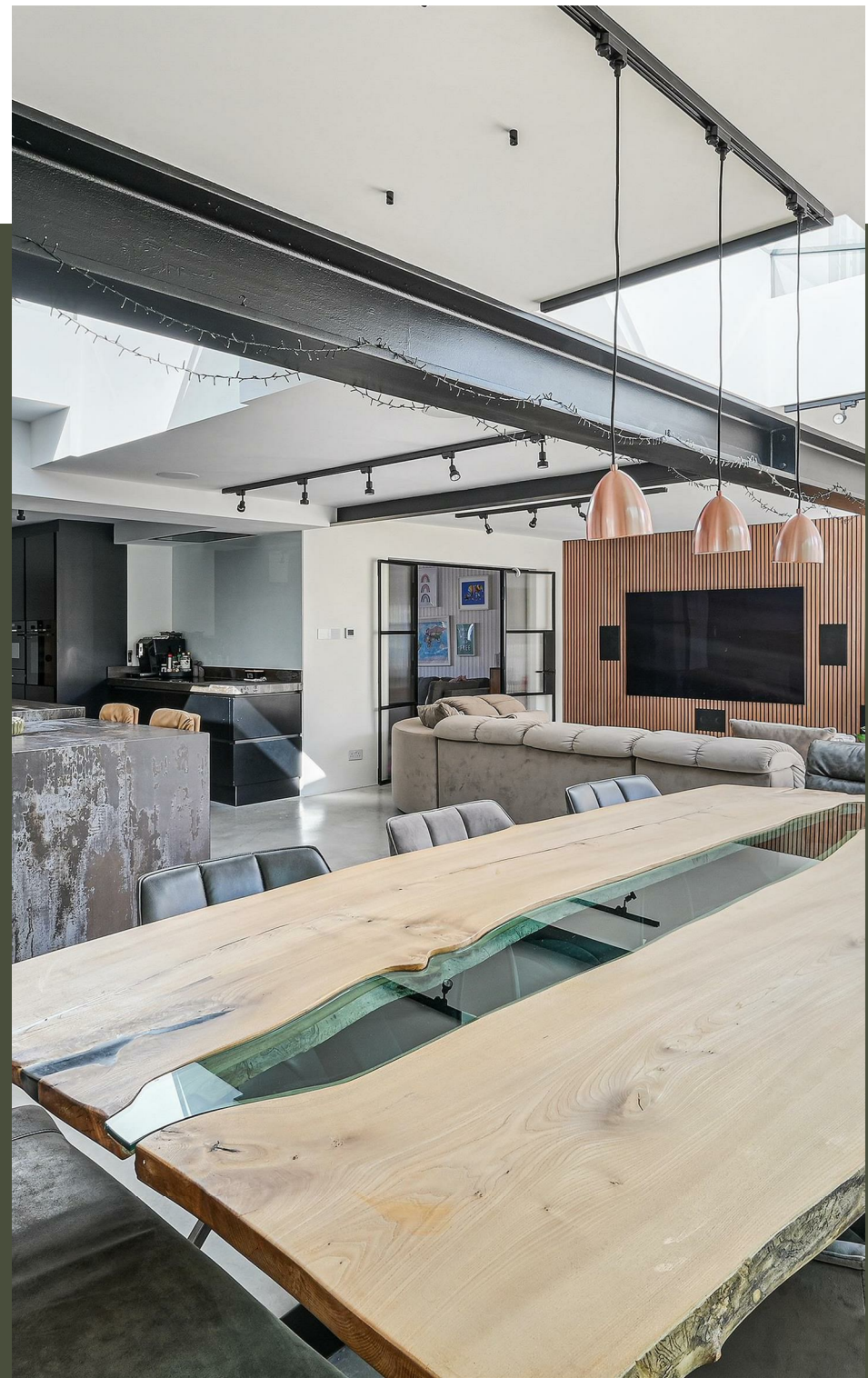
Upstairs on the first floor, there are four bedrooms, giving plenty of flexibility for family life or working from home. Bedroom two benefits from its own en suite, while the others share a well-appointed family bathroom.

The top floor is given over to a fabulous main suite. The bedroom is large and bright, with a fitted wardrobe and its own en suite. French doors lead out to a private roof terrace, ideal for enjoying the morning sun or winding down at the end of the day. Two fold-out Velux balcony windows add another clever touch, bringing light, fresh air and views.

The garden is every bit as impressive as the house itself. South-facing and fully landscaped, it has a resin gravel finish at house level, framed by a smart retaining wall with steps leading up to a slightly higher section laid with quality astro turf; creating a low-maintenance yet stylish space for relaxing and entertaining.

To the front, the property is equally well presented, with a resin bond finish providing off-street parking, set behind a front wall and electric gate for both security and privacy.

This is a home that combines scale, style and practicality in equal measure - a rare find on Chapel Way.





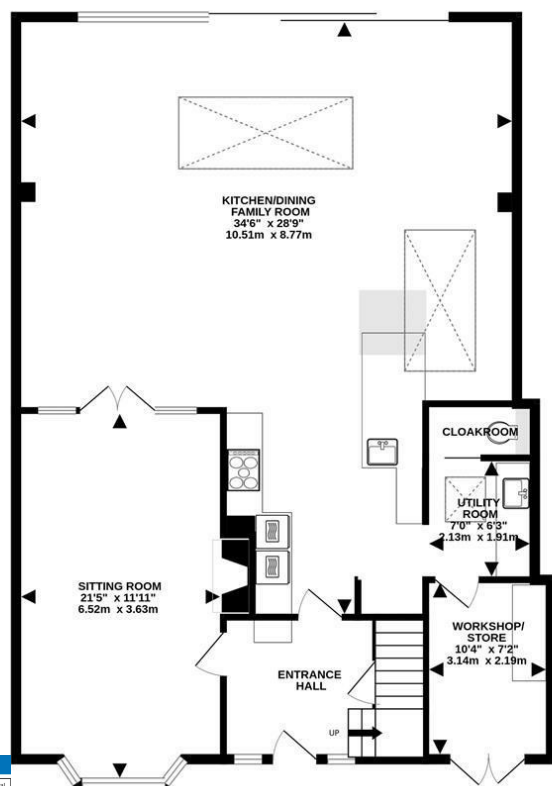




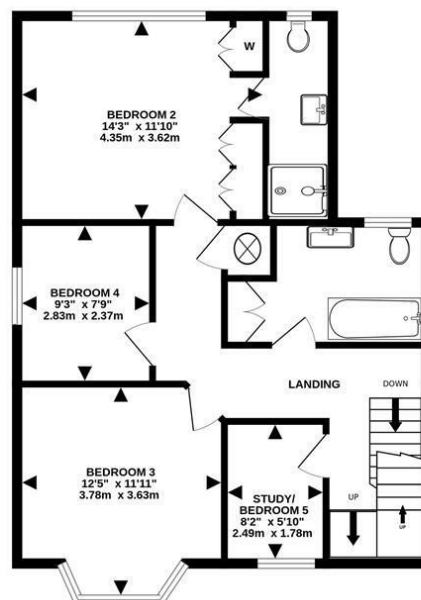
LOCAL AREA

Epsom Downs and Tattenham Corner are within easy reach, providing a range of local facilities. The shops at Tattenham Corner include a Co-Op, pet shop, Wine Rack, cafés, electrical retailer, hairdressers, Fish and Chip shop and two restaurants. Tattenham Corner station provides a regular service to both London Bridge and Victoria, and there is a choice of local schooling within easy reach for both the State and independent sector. The villages of Tadworth and Banstead also offer additional facilities, and the busy shopping town of Epsom is just over three miles away. Recreational facilities can be found at nearby Tadworth Leisure Center, Surrey Downs Golf Club and Kingswood Golf Club.

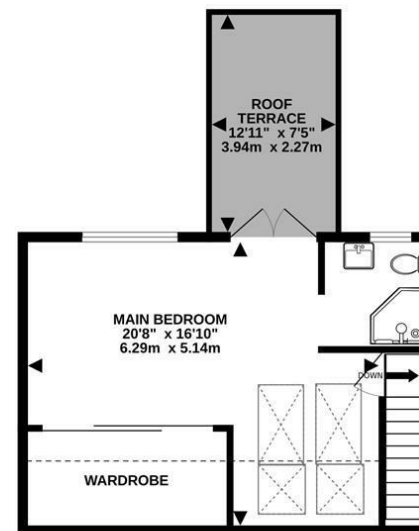
If you require further information or want to book a viewing, please call a member of the Kennedys' Lettings team.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL FLOOR AREA : 2338 sq.ft. (217.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE:

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: F

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