



Chapel Way, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £630,000 Freehold

- Detached bungalow
- 1076 sq ft property
- Two double bedrooms
- 25' x 18'8 reception room
- Separate kitchen 12'2 x 9'3
- Bathroom
- Separate wc
- Well-tended garden
- Garage 17'1 x 7'10
- Driveway for ample parking

The Personal Agent are delighted to offer for sale this 1076 sq ft two double bedroom detached bungalow. The current owner has improved and updated the property over the years. The bungalow benefits from a 25' x 18'8 reception room, a garage and driveway with ample parking.

The property consists of an entrance hall, spacious kitchen, reception room 25' x 18'8, two double bedrooms, a bathroom and a separate wc. Both the kitchen and



bathroom benefit from underfloor heating. The attractive rear garden is laid to lawn with a patio area. Integral garage with a driveway with parking for several cars to the front.

The property is within easy reach of Tattenham Corner railway station and parade of shops. Also the world famous Epsom Downs racecourse is within walking distance. There are good local transport links to the A217 with easy access to the M25 and the A3 with access to the capital.

Tenure - Freehold

Council tax band - E

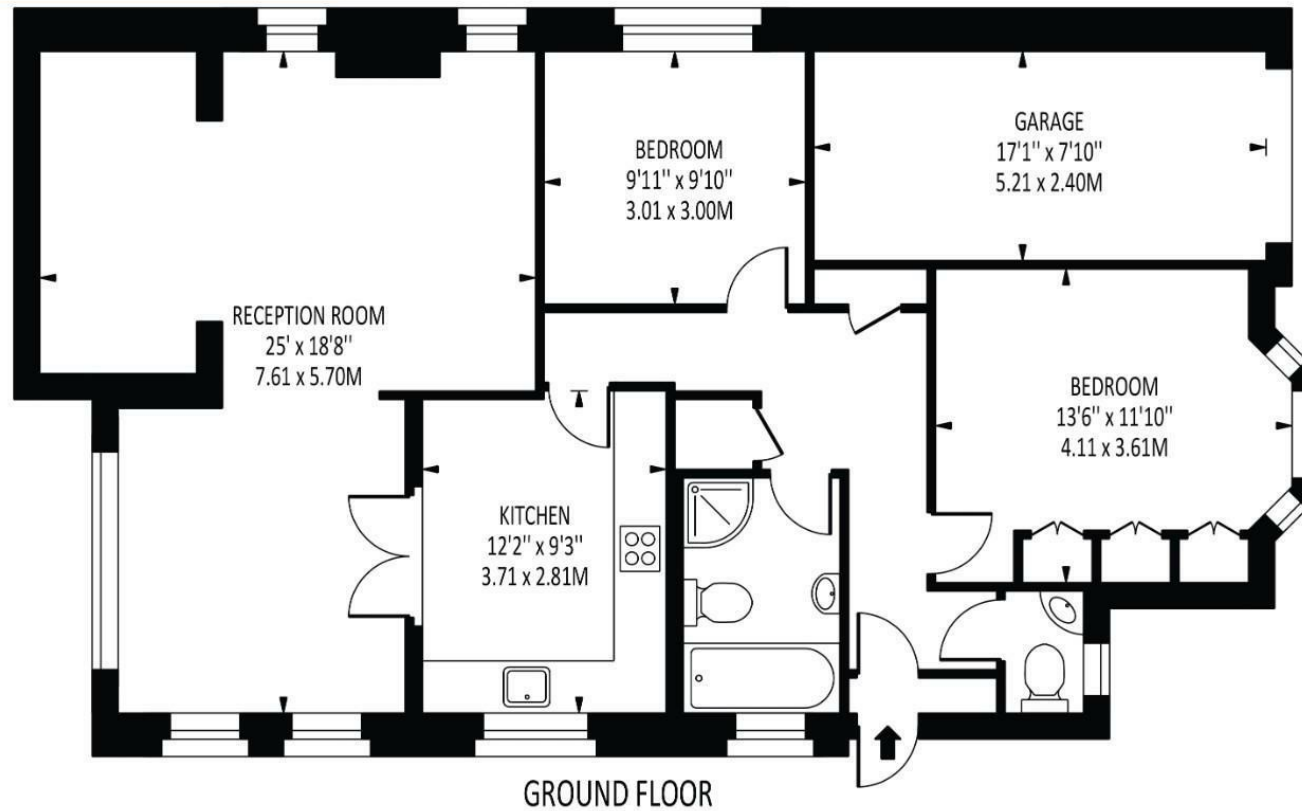




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## Chapel Way

Total Area: 1076 SQ FT • 99.96 SQ M  
(Including Garage)  
Garage Area : 135 SQ FT • 12.50 SQ M



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) <b>A</b>                          |           | <b>84</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>55</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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**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.

