



Chapel Way, Epsom

The **PERSONAL** Agent



# Asking Price £600,000

## Freehold

- 1058 sq ft property
- Detached bungalow
- Two bedrooms
- Lounge/dining room
- Separate kitchen ( 11 x 11 )
- Shower room
- Detached garage ( 16 x 8'6 )
- Corner plot
- Room to extend ( s.t.p.p )
- No onward chain

Welcome to Chapel Way, Epsom - a charming location that could be the perfect setting for your new home! This delightful detached two bedroom bungalow offers a cozy lounge through dining room, ideal for relaxing or entertaining guests. With two bedrooms, this property provides ample space for a small family or those looking for a spare room or home office.

The detached garage adds convenience and extra storage space, making this property not only a lovely home but a



practical one too. At 1,058 sq ft, there is plenty of room to make this house your own and create a comfortable living space.

The property comprises entrance porch leading to a hallway. Off the hallway there are two double bedrooms; a shower room, kitchen and a living/dining room. Outside there is a detached garage and off street parking.

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









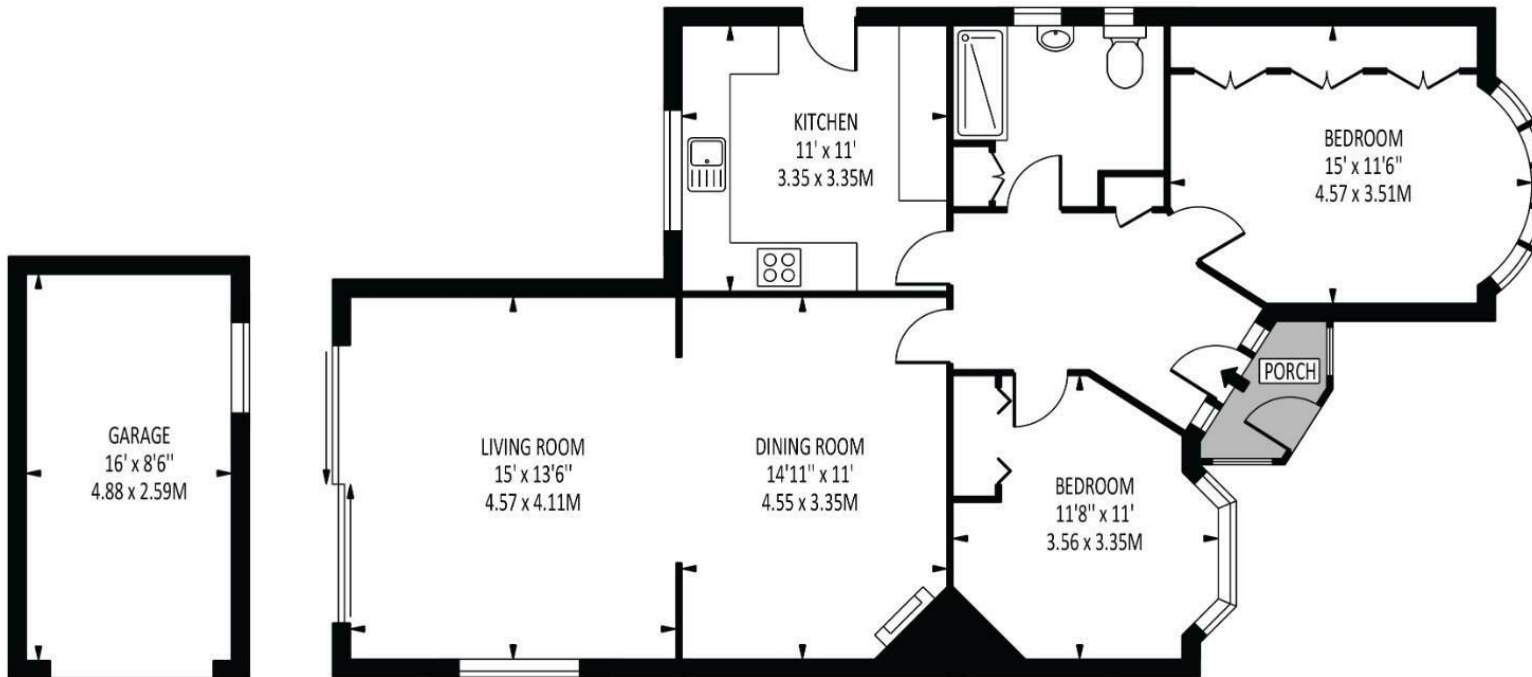


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## Chapel Way

Total Area: 1058 SQ FT • 98.32 SQ M  
(Including Garage)  
Garage Area : 136 SQ FT • 12.64 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	
England & Wales		EU Directive 2002/91/EC

#### EPSOM OFFICE

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Epsom, Surrey, KT18 7RG  
01372 745 850

#### STONELEIGH/EWELL OFFICE

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Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

#### BANSTEAD OFFICE

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

#### TADWORTH OFFICE

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01737 814 900

#### LETTINGS & MANAGEMENT

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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.



