



Chapel Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 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

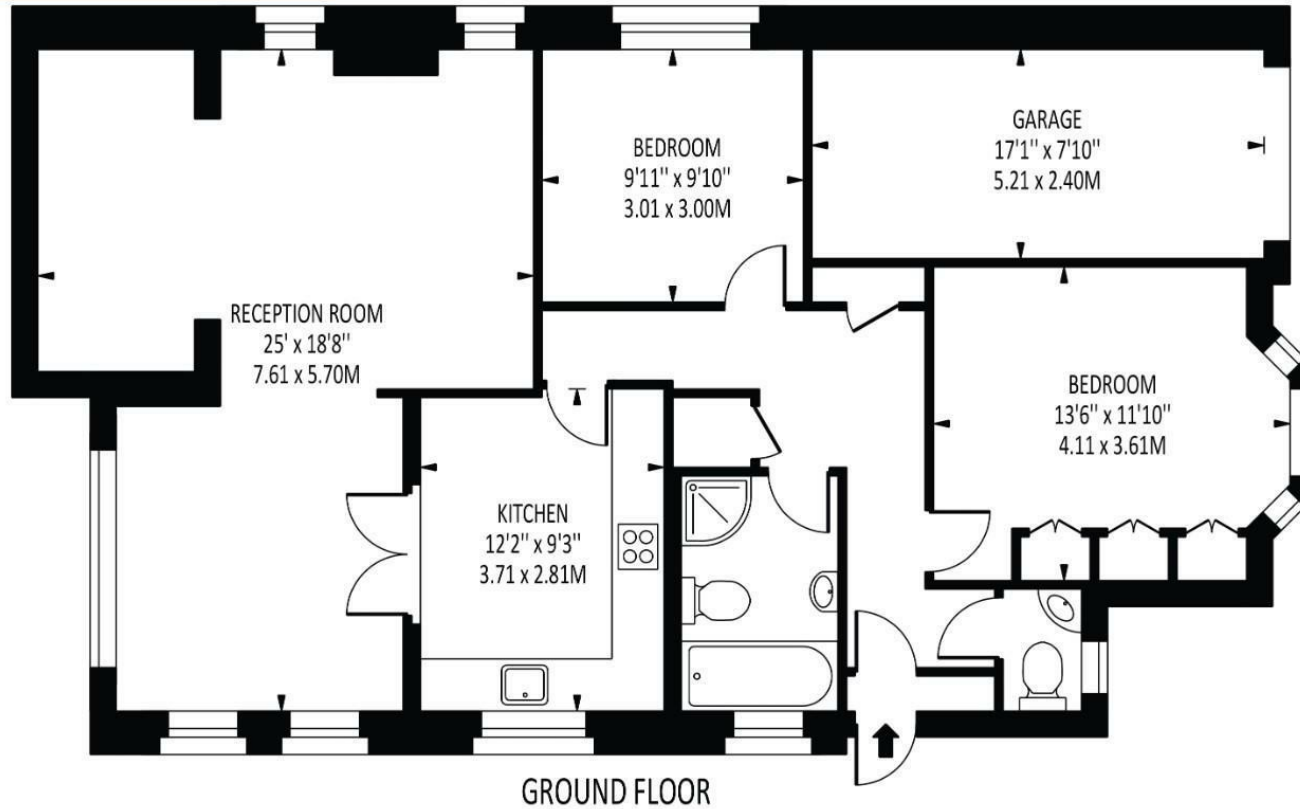
Council tax band - E







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Disclaimer: For Illustration Purposes only
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