



Ferriers Way, Epsom Downs

The **PERSONAL** Agent

Asking Price £400,000

Freehold

- Spacious mid-terraced house
- Two double bedrooms
- 18ft living room
- Large conservatory/diner
- Modern kitchen
- Downstairs cloakroom
- Upstairs bathroom
- South facing rear garden
- Close to Station and Epsom Downs
- Vendor potentially suited



The Personal Agent are pleased to present this deceptively spacious mid terraced home that is located on the periphery of the world famous Epsom Downs.

Offered to the market with our vendor being suited, the home is set behind a good frontage and enjoys a generous rear garden which is South facing in aspect.

Whilst the cleverly extended ground floor accommodation provides flexible living space alongside practicality, the well balanced first floor space also delivers on every level.

Located on the periphery of Epsom Downs with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, the location mirrors this nicely balanced home.

As you step through the front door, the hallway is a good size

with a practical downstairs storage area and access to the modern downstairs cloakroom.

Off the hallway to the front of the property is the main reception room which measures 18ft and is centred around a feature fireplace. To the rear of the property is the conservatory/diner which is a great second reception area boasting a lovely outlook over the garden and directly linking to the modern kitchen, all of which helps to create a great entertaining space. From a practical sense, there is also a utility area within the conservatory too.

Upstairs there are two double bedrooms both of which are served by a modern main bathroom and a large landing area with access to loft storage space.

Homes like Ferriers Way are always incredibly popular but also don't come available very often. Located within easy reach of

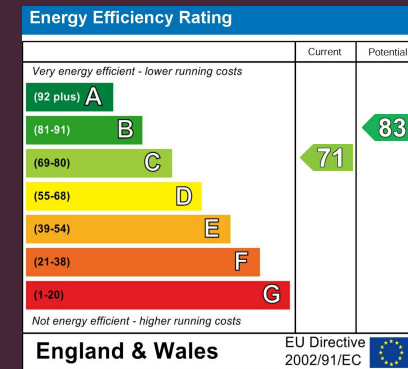
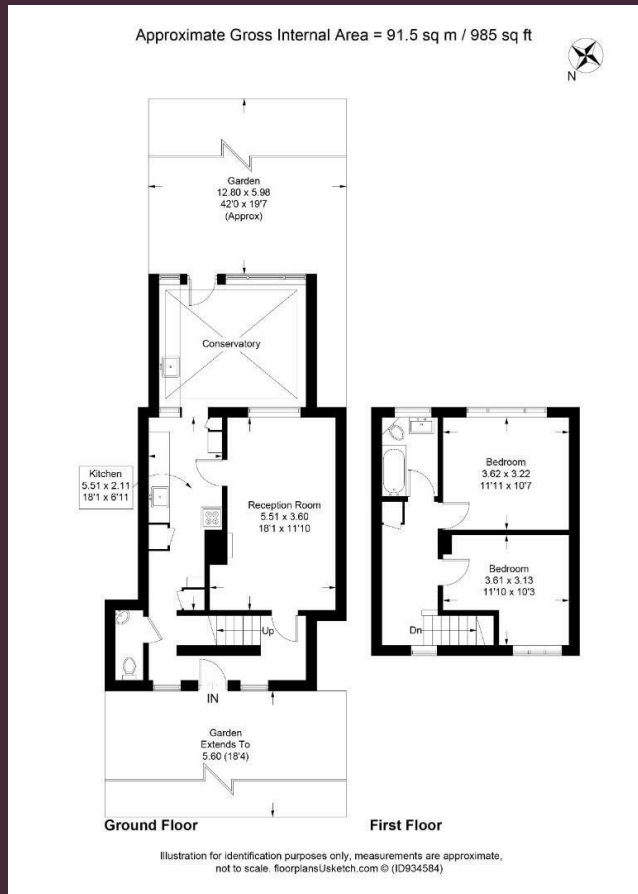
local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a dozen minutes walk away. The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. ½ mile).

Nearby Epsom has a variety of shops, the Ashley Centre - a shopping mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Freehold
Council tax band - C







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