



Upland Way, Epsom Downs



Guide Price £545,000

Freehold

- Three spacious bedrooms
- Close to station & shops
- Spacious reception room
- Refitted kitchen with granite tops
- Conservatory/family room
- Downstairs cloakroom
- Upstairs bathroom
- Generous 82ft x 31ft rear garden
- Driveway & parking
- Detached workshop & utility store



Located in a popular residential road on the periphery of the Epsom Downs, this deceptively spacious family home warrants closer inspection to fully appreciate the generous and flexible accommodation, as well as the much larger than average 82ft garden it enjoys and its wonderful position within the road.

The property has already been the subject of a completely remodelled kitchen but also offers significant scope to extend further to the side, rear and potentially even double storey STPP.

This attractive family home enjoys an excellent position within the road, with a good sized frontage and a secluded garden with detached workshop/utility and storage shed. Tattenham Corner railway station (zone 6) and the parade of shops are just a short walk away, as is the open spaces of the Epsom Downs which is home to the world famous racecourse and The Derby.

Viewing is strongly advised. Sole agent.

The property benefits from very well proportioned rooms and is nicely set back from the road with a large driveway that comfortably provides parking for two/three vehicles. A particular feature is the bright living/dining room that enjoys lots of natural light throughout, there is an impressive refitted kitchen that links to a conservatory/family room and provides a wonderful entertaining space and a downstairs W.C that completes the ground floor.

There is also ample built-in storage throughout the property too. On the first floor, the three spacious bedrooms are well proportioned and served by the spacious family bathroom. The large loft space completes the home and offers scope to convert STPP.

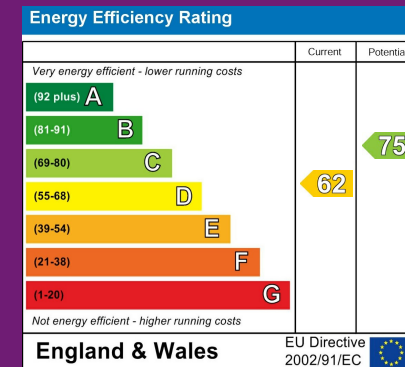
Further noteworthy points to mention include a mature rear garden that enjoys a good degree of privacy and the addition of a brick built garden store/work shop that provides versatile use, and two large raised beds that are perfect for vegetables or flowers.

The property is within easy reach of Tattenham corner railway station (0.4 miles) and parade of shops. Also the world famous Epsom downs racecourse is within walking distance and homes the Derby every June which truly is a spectacle to behold. There are good local transport links to the A217 with easy access to the M25 and the A3 with access to the capital. Viewing is strongly advised by vendors sole agent.

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