



Great Tattenhams, Epsom

The PERSONAL Agent

Offers In Excess Of £650,000 Freehold

- Impressive 0.19 of an acre plot
- South facing 150ft garden
- Benefitting from no onward chain
- Huge potential to personalise & extend
- Two/three flexible bedrooms
- Three reception rooms
- Spacious kitchen
- Downstairs cloakroom
- Excellent frontage with driveway & garage
- Short walk to shops, station & the Downs

Set within a popular residential road just a short walk from Tattenham Corner Station and local shops, this attractive detached home is offered to the market with no onward chain and occupies a wonderful South facing plot of approximately 0.19 of an acre.

Located on the periphery of Epsom Downs, with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, the location perfectly complements this well balanced family home and its excellent future potential.

The property now requires updating throughout but offers the perfect blank canvas for a new owner to modernise, personalise and create a truly special home to their own taste and specification. Equally, the generous plot, excellent frontage and established layout mean the property lends itself beautifully to further extension and enlargement, subject to the usual planning consents. Many neighbouring homes have extended into the loft space, to the rear and to the side, demonstrating the exciting possibilities available.



The accommodation itself is flexible and well proportioned, making it suitable for a wide range of buyers. Whether you are searching for a detached family home with scope to grow into over time, or are simply looking for a property in a highly convenient and desirable location with enormous potential, this home delivers on every level.

The property is nicely set back from the main road and accessed by a slip road with a generous frontage and driveway providing ample off street parking. Internally there are three reception rooms comprising a bright living room, separate dining room and a home office which could easily be utilised as a third bedroom if required. The kitchen has been slightly extended to create a more practical everyday space and is complemented by a downstairs cloakroom.

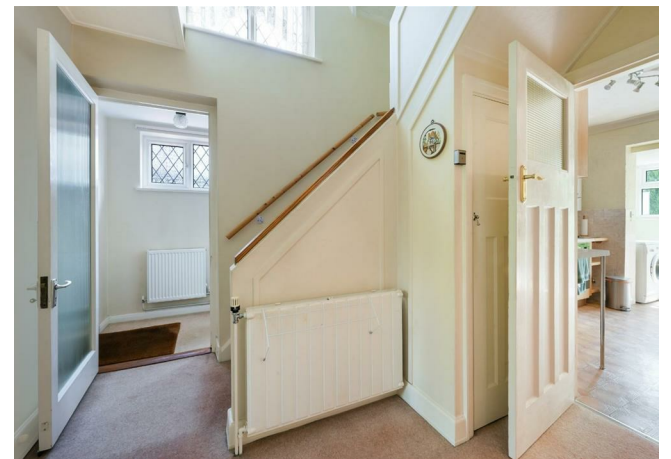
Upstairs there are two particularly generous double bedrooms, a spacious family bathroom and a large walk in eaves storage area which many neighbouring properties have incorporated to create additional bedroom accommodation, subject to the usual consents.

A particularly noteworthy feature is the mature rear garden which measures approximately 150ft x 37ft and enjoys a highly desirable Southerly facing aspect, creating a wonderful environment for entertaining, gardening or family life.

The property is within easy reach of Tattenham Corner railway station and its local parade of shops. The world famous Epsom Downs Racecourse is also within walking distance and hosts The Derby each June, a truly spectacular event. There are excellent transport links nearby via the A217 with easy access to the M25 and A3, providing convenient routes into London and beyond.

Immediate inspection is strongly advised to fully appreciate the position, plot and enormous potential offered by this rarely available detached home.

Tenure – Freehold
Council Tax Band – F

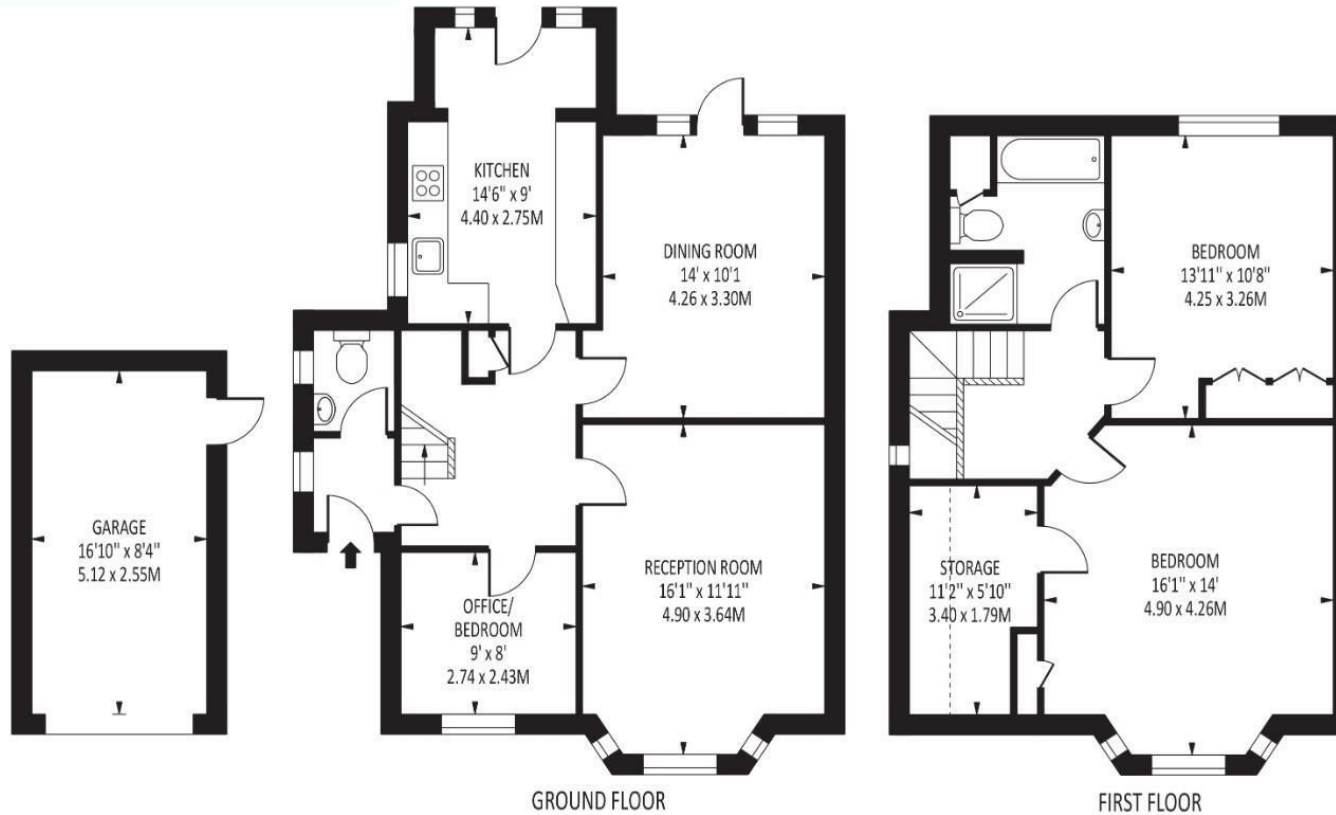






Great Tattenhams

Total Area: 1396 SQ FT • 129.73 SQ M
 (Including Restricted Height Area & Garage)
 Restricted Height Area : 22 SQ FT • 2.04 SQ M
 Garage Area : 141 SQ FT • 13.06 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.

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