



Chapel Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Four bedrooms
- Extended family home
- 26ft living/dining room
- Separate family room
- Recent high quality kitchen
- En-suite to master bedroom
- Spacious & modern family bathroom
- 94ft x 27ft rear garden
- Garage with attached workshop
- Walk to station, shops, schools & Epsom Downs

Set within a quiet and popular residential road, just a short walk from Tattenham Corner Station and shops, this extended semi-detached home has been the subject of many improvements by the current owners over the years. As such, the property provides well proportioned accommodation over three floors and is offered for sale in very good order throughout.

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 fine and well balanced family home.

The property enjoys seriously flexible accommodation and would suit a multitude of buyers, so if you have a growing family and are looking for a family home or a discerning down-sizer who doesn't want to compromise on location or space, this



home delivers on every level. Immediate inspection is advised to fully appreciate the amazing position of this home.

The property enjoys particularly well balanced accommodation and offers further opportunity to extend to the side, or further to the rear subject to the usual consents should you want to increase the accommodation of this already spacious home.

The property benefits from very well proportioned rooms and is nicely set back from the road with a driveway that comfortably provides parking for three vehicles to the side of the property. Particular features include the recently refurbished kitchen which includes solid walnut worktops, and the recently constructed garage and large raised patio. The garage (with remote opening door) has a separate workshop at the back and both have side access from the patio.

The property is completed by three genuine double bedrooms, a fourth bedroom/study, modern family bathroom and en-suite facilities to the master bedroom. A further super feature of the property is the secluded and well proportioned rear garden measuring 94ft x 27ft. Due to the size of the garden and the generous nature of the plot, the property can be easily extended further STPP and has easy access to the garage and the workshop/store which could easily be converted in to a work from home office.

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 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		62
(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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