



Great Tattenhams, Epsom Downs

The **PERSONAL** Agent

Guide Price £725,000

Freehold

- No ongoing chain
- 171ft South facing garden
- Detached family home
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Utility room incorporating a W.C
- Large driveway & 23ft garage
- Huge scope to extend (STPP)
- Periphery of Epsom Downs



Set within a popular residential road just a short walk from Tattenham Corner Station and shops, this attractive detached home is offered with no ongoing chain and is offered in good order throughout whilst still providing the new owner to customise, heavily extend the property and place their own stamp on it.

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 around 1300 sq ft of flexible accommodation and would suit a multitude of buyers, so if you have a growing family and are looking for a detached family home that you can extend or a discerning downsizer who doesn't want to compromise on location or space, this home delivers on every level.

The property enjoys particularly well balanced accommodation and offers further opportunity to extend into the loft space, side or to the rear subject to the usual consents, should you want to increase the accommodation of this already spacious home without compromising garden space.

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 three/four vehicles. A particular feature is the spacious kitchen/breakfast room. The bright living room opens to the rear garden and the ground floor is completed by a formal dining room and from a practical sense a downstairs W.C which also incorporates utility space.

Upstairs there are three generous bedrooms and a family bathroom. Further noteworthy points include a mature 171ft x 38ft rear garden that enjoys a Southerly facing aspect, tandem 23ft garage/workshop and a large gravelled driveway.

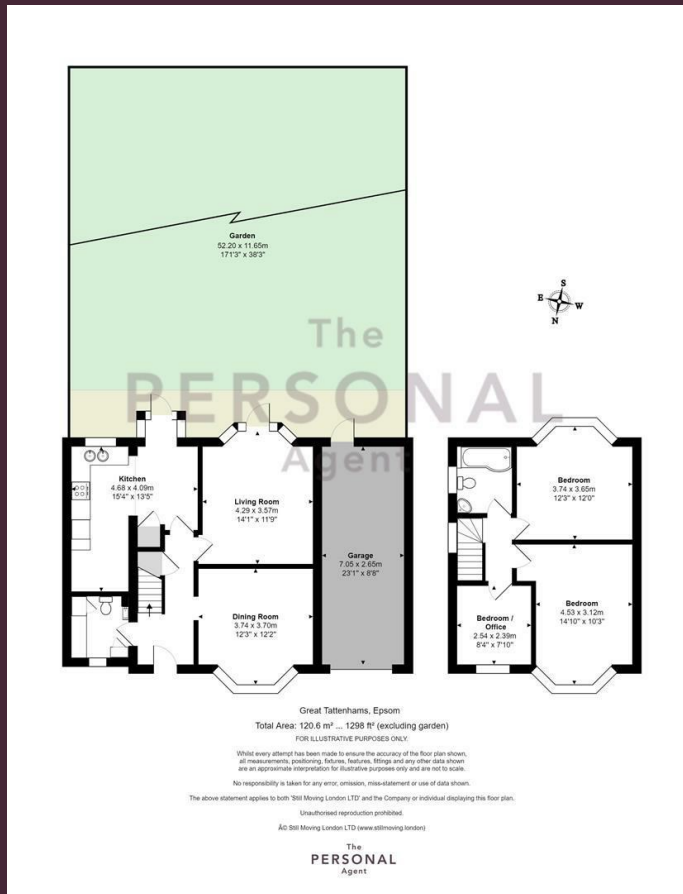
The property is within easy reach of Tattenham corner railway station and parade of shops. Also the world famous Epsom downs racecourse is within walking distance and homes the Derby every June which truly is a spectacle to behold. There are good local transport links to the A217 with easy access to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

Immediate inspection is strongly advised to fully appreciate the amazing position of this wonderful detached family home. Sole agent.

Tenure - Freehold
Council tax band - F







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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