



Shawley Way, Epsom Downs

The PERSONAL Agent

# Offers In Excess Of £1,000,000 Freehold

- Attractive detached family home
- Offering 2562 Sq. Ft of space
- Periphery of world famous Epsom Downs
- 104ft x 50ft South facing secluded garden
- Detached garden room & entertaining hub
- Four double bedrooms
- Kitchen which links to dining room
- Two further generous reception rooms
- Further scope to significantly extend STPP
- Vendor potentially suited

Just moments from the open spaces of the world famous Epsom Downs, this spacious and attractive detached family home benefits from a fantastic position and enjoys a plot of 0.21 of an acre with a direct South facing garden.

Having been the subject of many upgrades by our clients over their time here including a brand new roof in 2023, the property is offered to the market with the potential of our vendor being suited and enjoys an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the flexible space it provides with the generous plot and secluded 104ft x 50ft rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The classic and practical design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 1969 Sq. Ft of total space, the property provides the perfect layout for



entertaining, social occasions and most importantly generous family living without any compromises.

At the very heart of the property is the kitchen which links to the dining room and creates a perfect space for any growing family and also makes it brilliant for entertaining as it links to the beautiful private rear garden via a set of French doors.

The impressive and flexible layout continues with a spacious 20ft living room that is double aspect and a bay fronted play room which is currently being utilised as a bedroom. From a practical sense the ground floor is completed by a utility room, downstairs cloakroom and a garage too.

On the first floor all four double bedrooms are well proportioned and served by a spacious family bathroom, plus there is access to a large loft space.

Outside the property benefits from a large driveway with

parking for several cars. In addition there is a useful garage, as well as a stunning South facing rear garden which is wonderfully private and measures 104ft x 50ft at its maximum, and benefits further from a simply stunning detached garden room which is a great entertaining space by design, but also a brilliant home gym, which is what our clients use it for. In addition to this wonderful space there is also a large paved terrace, perfect for al-fresco dining and a useful BBQ area too.

Homes this close to the Downs are always popular, especially one as spacious as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure - Freehold  
Council tax band - G

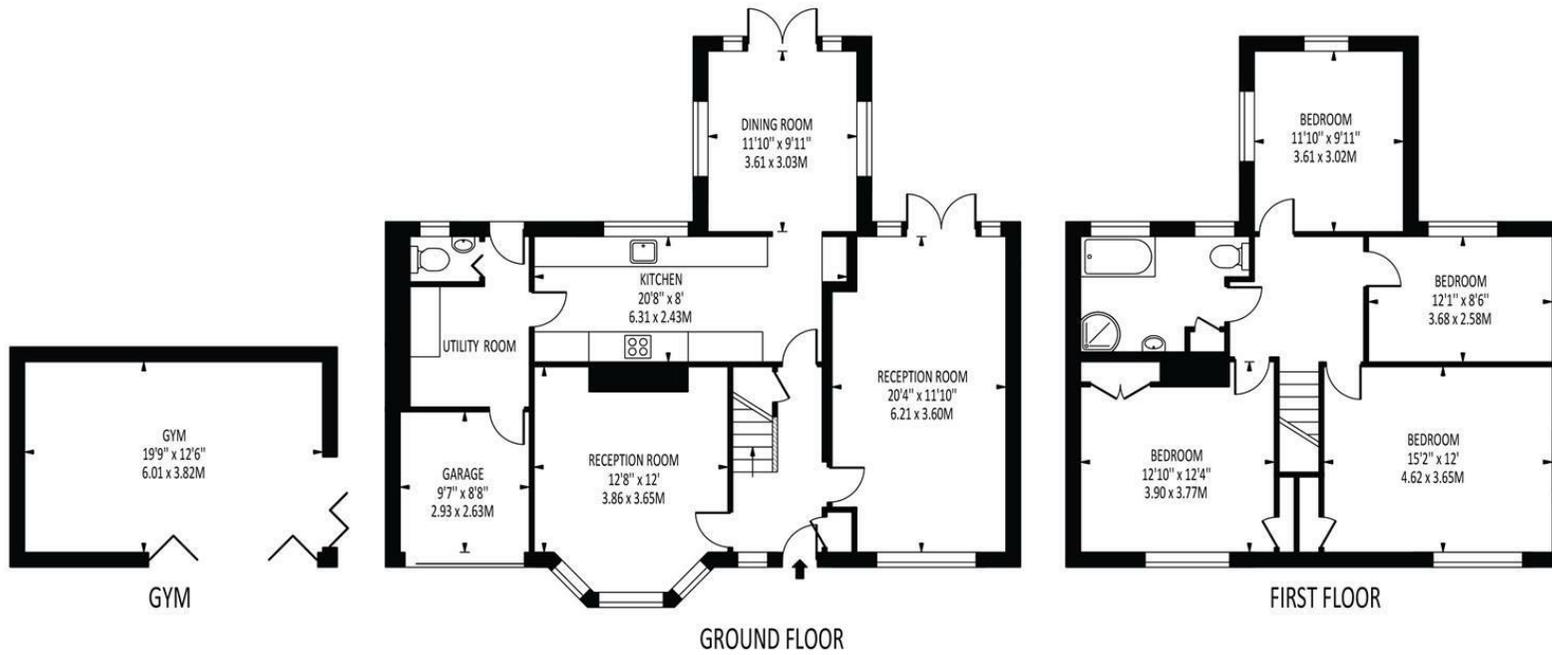




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## Shawley Way

Total Area: 1969 SQ FT • 182.93 SQ M  
 (Including Garage & Gym)  
 Garage Area : 83 SQ FT • 7.71 SQ M  
 Gym Area : 247 SQ FT • 22.96 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(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	

Disclaimer: For Illustration Purposes only

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