



Shawley Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Detached family home
- Periphery of world famous Epsom Downs
- 0.28 acre plot
- 160ft x 60ft South facing secluded garden
- Triple aspect lounge
- Separate dining room
- Three well proportioned double bedrooms
- Ample parking to front
- Integrated garage
- Scope for extending (STPP)

Set within one of Tattenham Corner's most desirable residential roads and sitting on a generous 0.28 acre plot, this charming detached home offers an exceptional opportunity to enjoy a wonderful family lifestyle, with the added benefit of exciting scope to enlarge and enhance (STPP).

Perfectly positioned just a short stroll from Tattenham Corner's vibrant selection of shops, cafés, restaurants and railway station, the property also enjoys easy access to highly regarded schools and the stunning open spaces of Epsom Downs, making it ideal for families and those who appreciate an active outdoor lifestyle.

The welcoming entrance hall leads to a spacious triple aspect living room centred around an attractive fireplace, with doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate dining room provides the perfect setting for entertaining, while the fitted kitchen offers integrated appliances and leads through to a useful lobby with a utility cupboard and internal access to



the garage. A convenient downstairs cloakroom completes the ground floor.

Upstairs, there are three generously proportioned bedrooms together with a family bathroom and separate WC.

To the front, a substantial driveway provides ample off-road parking and leads to the attached single garage. The impressive rear garden extends to approximately 160 feet, offering a wonderful space for children to play, summer entertaining on the generous patio, or simply relaxing in peaceful surroundings. Side access adds further practicality.

This delightful home combines character, generous gardens and an enviable location, presenting a fantastic opportunity for buyers looking to create their forever home in a highly sought-after setting.

Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland perfect for long dog walks, morning runs, or

relaxed weekend strolls. Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Tenure- Freehold
Council tax band- G

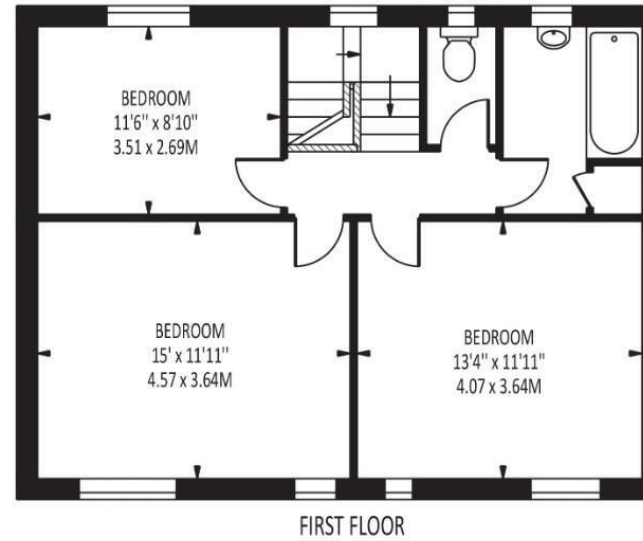
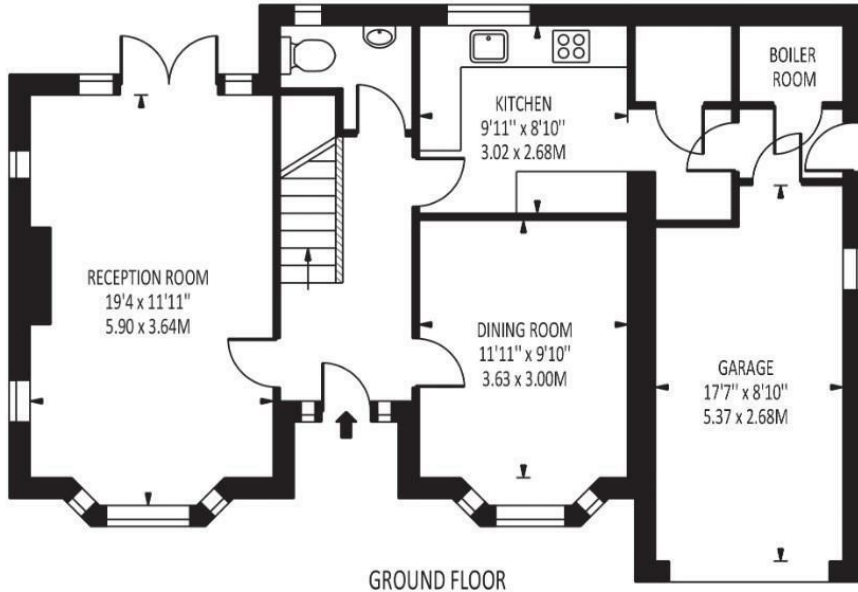






Shawley Way

Total Area: 1413 SQ FT • 131.29 SQ M
(including Garage)
Garage Area : 149 SQ FT • 13.86 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The **PERSONAL** Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

