



Upland Way, Epsom

The PERSONAL Agent

Guide Price £625,000

Freehold

- Five bedroom end of terrace home
- Extended to rear and loft
- 1575 sq ft of flexible accommodation
- 18ft x 15ft living room
- Dining room to rear
- Utility and d/s WC
- Two bathrooms
- 70ft rear garden
- Brick built storage to side
- Off street parking

Located in a quiet and family friendly residential road on the periphery of Epsom Downs, this extended and spacious home warrants closer inspection to fully appreciate the generous and flexible accommodation it provides.

The property has been extended to the rear and into the loft providing almost 1600 sq. ft of accommodation. The property really needs to be seen, to be fully appreciated, and would ideally suit a growing family.

This attractive family home enjoys an excellent position within the road, with a 70ft rear garden, not to mention the off street parking. The railway station and the parade of shops at Tattenham Corner are just a short distance away, as is the open spaces of the Epsom Downs which is home to the world famous racecourse and The Derby.

Viewing is strongly advised.

Step into a home that perfectly balances character, space, and modern family living. At its heart is an impressive 18ft x 15ft bay



fronted reception room on the ground floor, where natural light pours in, highlighting a charming feature fireplace, an inviting space to relax or entertain guests in style.

To the rear, the home opens up into a sociable and practical layout, with a well appointed kitchen complete with a breakfast bar, ideal for casual mornings or catching up over coffee. Beyond, a dedicated dining room offers tranquil views over the garden, creating the perfect setting for family meals or hosting dinner parties. A separate utility room and convenient downstairs WC add to the home's everyday functionality.

Upstairs on the first floor, you'll find three well proportioned bedrooms alongside a luxurious four piece family bathroom, designed for both comfort and indulgence. The second floor provides even more flexibility, with two additional bedrooms, one currently styled as a dressing room along with a contemporary shower room, making it an ideal space for guests, teenagers, or a private suite.

Outside, the lifestyle continues. To the front, there is off road

parking for at least two vehicles, while the rear garden offers a relaxing retreat, complete with a pergola for al fresco dining or summer evenings, and a useful storage building.

This is a home designed to grow with you, offering versatile living spaces, thoughtful details, and the perfect backdrop for both everyday life and special moments.

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-E

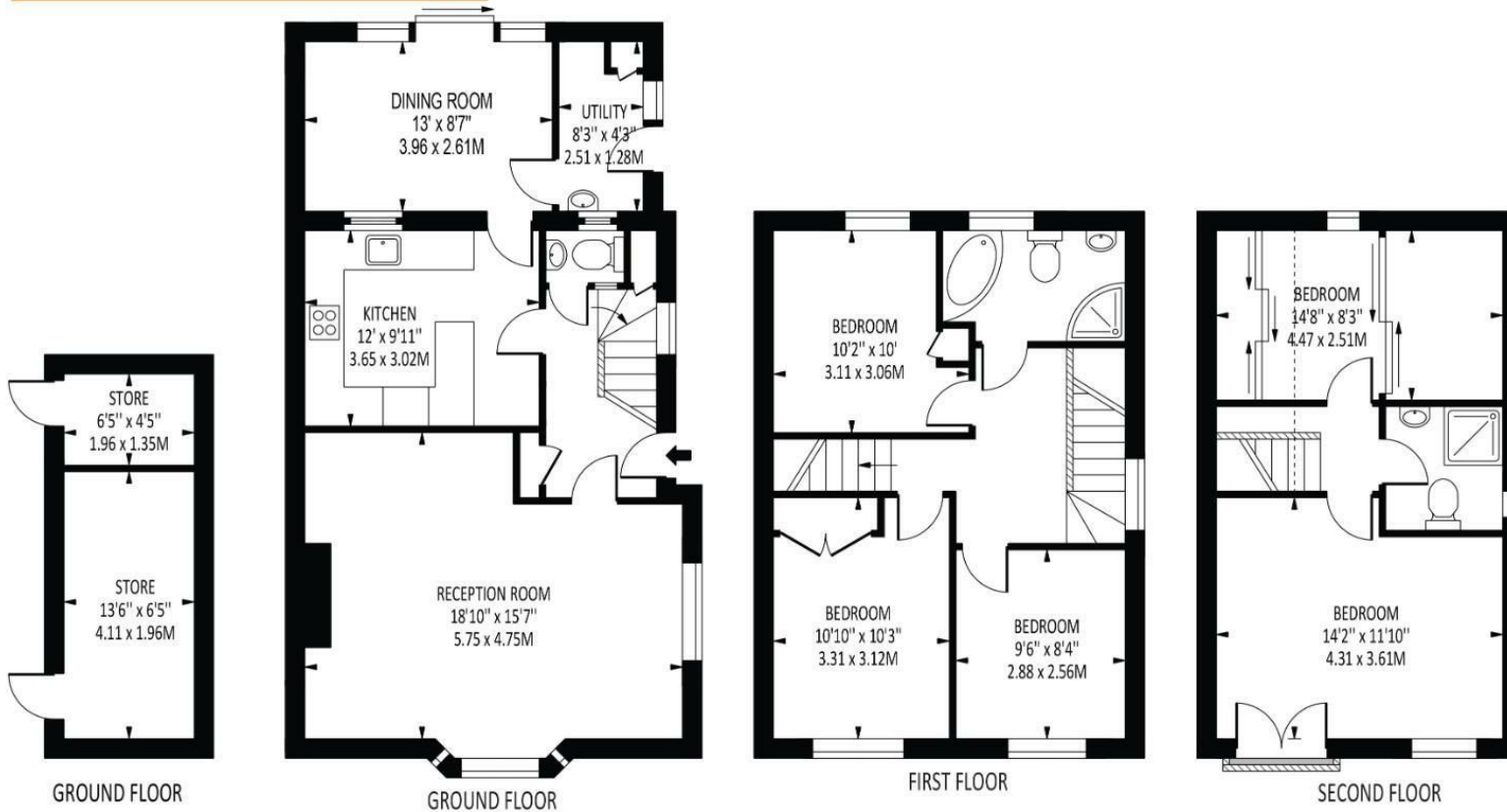




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Total Area: 1575 SQ FT • 146.31 SQ M
 (Including Restricted Height Area & Stores)
 Restricted Height Area : 52 SQ FT • 4.80 SQ M
 Stores Area : 115 SQ FT • 10.71 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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	

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