



Shawley Way, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- South facing 122ft x 49ft garden
- Periphery of world famous Epsom Downs
- Sits on 0.19 of an acre plot
- Four nicely proportioned bedrooms
- Large family bathroom plus guest W.C
- Generous downstairs cloakroom
- Two spacious reception rooms
- Spacious Kitchen
- 40ft frontage with drive, garage & store
- Huge scope to extend (STPP)

Just moments from the open spaces of the world famous Epsom Downs, this spacious semi-detached family home benefits from a fantastic position and enjoys a plot of 0.19 of an acre with a direct South facing garden that measures an impressive 122ft x 49ft.

As soon as you step into the welcoming entrance hall, the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is a generous lounge that is perfect for entertaining and enjoys timeless parquet flooring, which can be seen throughout most of the ground floor.

The lounge links to a second reception room which ensures there are defined living and dining areas in this home, as well as the spacious kitchen at the heart of the property. The ground floor is completed by a downstairs cloakroom.



From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. The principal bedroom is a great size and enjoys a nice outlook to the front as well as benefitting from built-in wardrobe/closet space. The three further bedrooms are well proportioned with all being served by the spacious family bathroom and this floor is completed by a small storage room that has plumbing to allow it to be converted into a separate guest W.C if required.

Outside the property benefits from a large driveway with parking for several cars and a 40ft frontage with the front garden providing lots of privacy. In addition there is a useful garage and attached store, as well as a stunning South facing rear garden which is wonderfully private and measures 122ft x 49ft at its maximum.

The property is offered to the market in good general order throughout and now provides an opportunity for someone to place their own stamp on it and customise it to their own individual style and design.

Benefitting from 1443 Sq. Ft of total space on this generous plot, the flexible layout and range of accommodation that this property enjoys will ensure it will suit many types of buyers, and whilst it is undeniable that the home could be significantly extended if desired, it should be viewed for what it currently is and what it could potentially be.

Homes on Shawley Way are always popular, especially one as flexible 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 - F



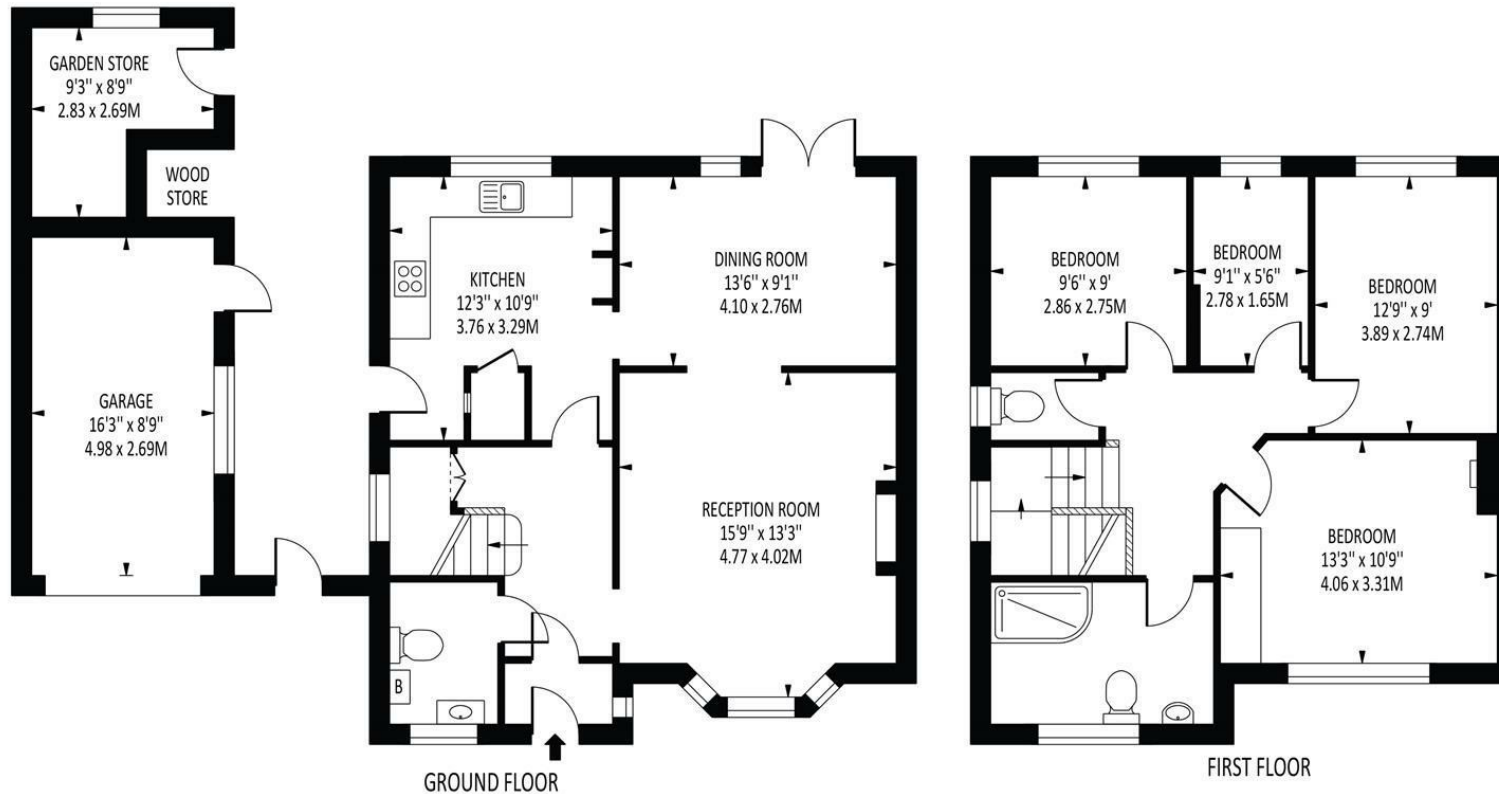


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Shawley Way

Total Area: 1443 SQ FT • 134.06 SQ M
(Including Garage & Garden Store)
Garage Area : 144 SQ FT • 13.40 SQ M
Garden Store Area : 63 SQ FT • 5.87 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales		
	EU Directive 2002/91/EC	

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