



Tattenham Grove, Epsom Downs

The **PERSONAL** Agent



# Offers In Excess Of £800,000 Freehold

- Substantial semi-detached home
- Four generous bedrooms
- Cleverly extended throughout
- 29ft x 25ft kitchen/dining/family room
- Two further separate reception rooms
- Ensuite shower room & main bathroom
- Utility room & d/s shower room
- South/Westerly facing 100ft x 30ft garden
- Driveway with ample parking
- Moments from shops, station & Epsom Downs

The Personal Agent are pleased to present this attractive four bedroom semi-detached home on the periphery of the world famous Epsom Downs. Beautifully presented, cleverly extended and improved by the current owners, this fantastic home must be viewed first hand to fully appreciate the generous accommodation on offer.

Set behind a good frontage the property enjoys ample parking on a smart block paved driveway which creates a great first impression. The South/Westerly facing rear garden is a key selling point and measures 100ft x 30ft, it is brilliantly proportioned and mainly laid to lawn with raised borders around the terrace which is the perfect place to enjoy a glass of wine.

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 extended accommodation is perfect for modern family living with a 29ft x 25ft open plan kitchen/dining/family room at the heart of this home creating the ultimate entertaining space.

There are two further reception rooms, comprising of a separate bay fronted living room and a work from home office which doubles as a snug. The ground floor is completed by a utility room and downstairs shower room.

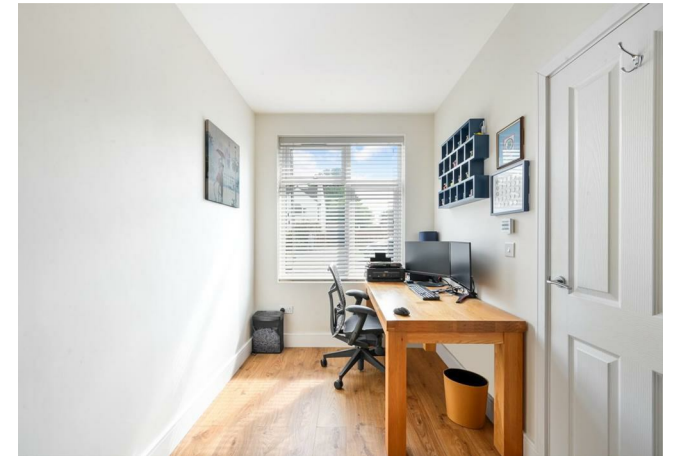
The first floor offers three very well presented bedrooms and a modern family bathroom. The stunning principal bedroom is located on the second floor, which truly has the 'wow' factor with a Juliet balcony providing a fantastic outlook over the garden and the Epsom Downs beyond, plus a walk-in wardrobe and a modern, four piece ensuite bathroom.

Outside there is a South/Westerly facing rear garden that measures 100ft x 30ft and a generous driveway with off street parking for several cars. Viewing is strongly advised to fully appreciate the accommodation approaching an impressive 1928 sq ft. Sole agent.

Tattenham Grove homes are always incredibly popular. 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. The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. ½ mile).

Nearby Epsom has a variety of shops, the Ashley Centre - a shopping mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Tenure - Freehold  
Council tax band - F



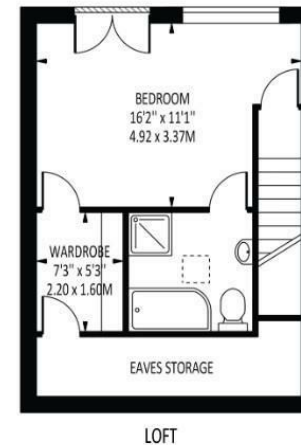
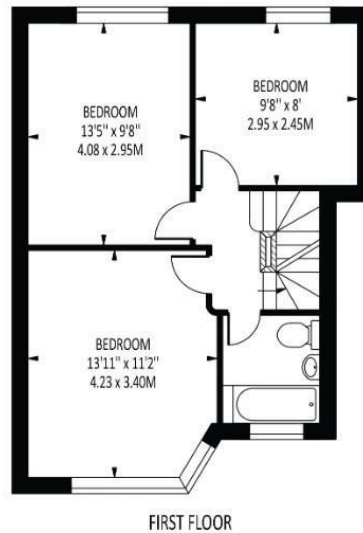
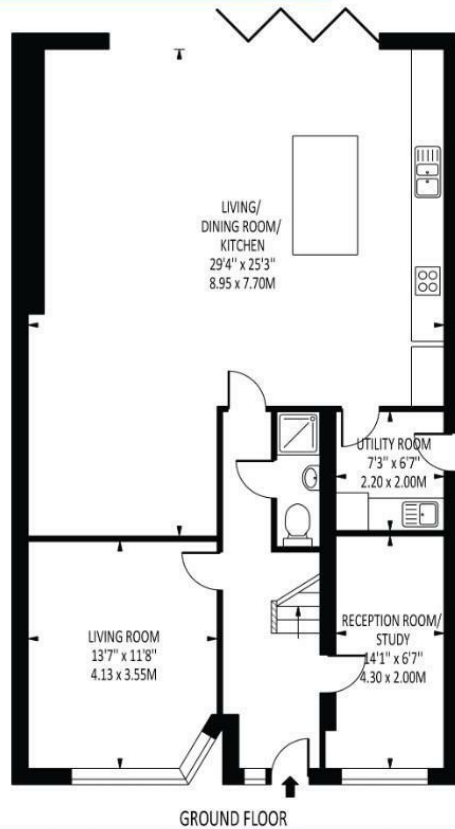




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## Tattenham Grove

Total Area: 1928 SQ FT • 179.11 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	
England & Wales		EU Directive 2002/91/EC

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**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.



