



Tattenham Crescent, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Attractive detached family home
- Offering 2168 Sq. Ft of space
- Four well proportioned bedrooms
- Kitchen/breakfast room with pantry
- Three further generous reception rooms
- Modern family bathroom with separate W.C
- Utility room & downstairs cloakroom
- 78ft x 50ft garden, large frontage & garage
- Periphery of world famous Epsom Downs
- Huge scope to extend STPP



Just moments from the open spaces of the world famous Epsom Downs, this incredibly attractive detached family home benefits from a fantastic position and enjoys a plot of 0.21 of an acre with a beautifully private garden. The property is offered to the market in good order having been well maintained over the years by the current owner.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the generous space it provides with its fifth of an acre plot and secluded 78ft x 50ft rear garden, finding a more impressive home, on the doorstep of the Downs, will be a very difficult task indeed.

The original character and wonderful presentation of this property is immediately evident from the moment you pull on to the driveway. Benefitting from 2168 Sq. Ft of total space, the property provides the perfect layout for entertaining, social occasions and most importantly family living without any compromises.

At the heart of the property is a kitchen/breakfast room with a pantry cupboard. This space is perfect for day to day life and from a practical sense links to the utility room.

There is a triple aspect living room that is centred around an inglenook fireplace recess and also has its own door to the garden terrace. The formal dining room is a great space in its own right with a wonderful outlook over the garden and its own door to the terrace too and there is a further home office/study which provides the opportunity to be used as a fifth bedroom with an adjoining shower cubicle. The ground floor is completed by a downstairs cloakroom.

The spacious triple aspect master bedroom enjoys the best position with a great outlook over gardens to the rear, whilst the three further bedrooms are well proportioned and served by a spacious family bathroom which has been refitted in recent years with the added benefit of a separate W.C.

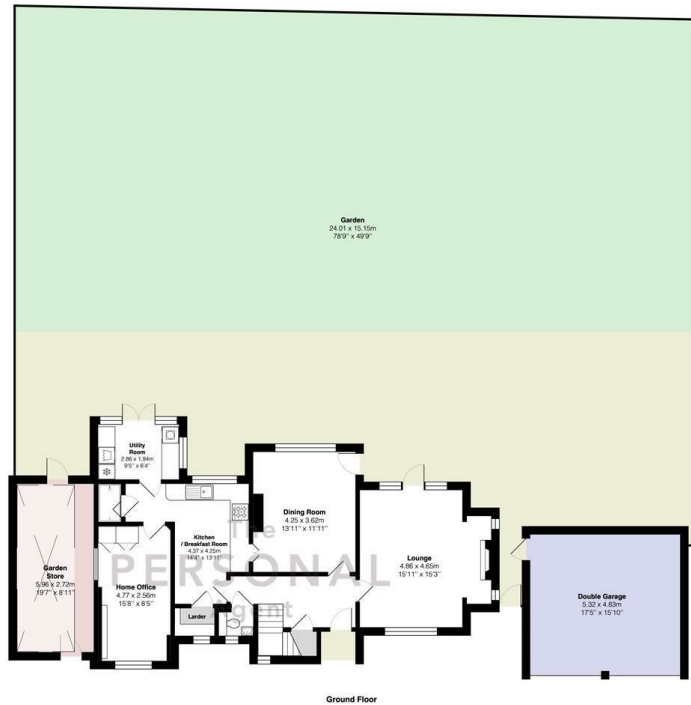
Outside the property benefits from an imposing and wide plot with a generous frontage that provides a large driveway with parking for several cars. In addition there is a useful double garage, as well as a stunning rear garden which is wonderfully private and measures 78ft x 50ft at its maximum. One last feature is the useful garden store which provides a huge extension possibilities to the side and rear (subject to planning consent).

Homes on Tattenham Crescent are always popular, especially one as attractive 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.

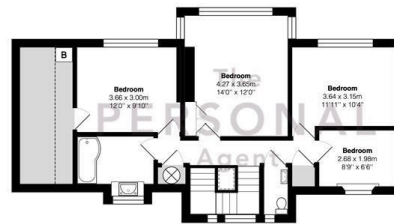
Tenure - Freehold
Council tax band - G







Ground Floor



First Floor

Total Area: 201.4 m² ... 2168 ft² (excluding garden)

Tattenham Crescent, Epsom

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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		
England & Wales	EU Directive 2002/91/EC	

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