



Great Tattenhams, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Periphery of Epsom Downs
- Exceptional order throughout
- Two double bedrooms
- Deceptively spacious home
- Stunning main reception room
- Sleek and stylish kitchen with integrated appliances
- Luxury bathroom & separate WC
- Utility and separate working space
- 134ft x 44ft rear garden
- Private drive providing parking for 6 Cars

Tucked away on a sought after residential road, just moments from the charm of Tattenham Corner Station and its quaint selection of local shops, this beautifully extended semi detached bungalow is a true hidden gem. Designed with modern living in mind, the property has undergone extensive improvements and is presented to the market in immaculate condition, ready for its next chapter.

Set on the edge of the stunning Epsom Downs, you'll have over 650 acres of ancient woodland and sweeping green spaces right on your doorstep. Whether it's an early morning stroll, a weekend picnic, or attending one of the vibrant events at the world famous Epsom Racecourse, this location offers an enviable lifestyle blend of nature and excitement.

Step inside and you'll immediately notice how effortlessly the layout lends itself to contemporary living. Open plan yet cleverly zoned, the home offers a seamless flow between reception areas, perfect for both family life and entertaining guests. It's a



space where you can host Sunday brunch, unwind after work, or simply enjoy the everyday in comfort and style.

Spanning over 1,500 sq ft, the accommodation is impressively spacious with well proportioned rooms throughout. There's plenty of scope to extend (STPP), allowing you to shape the home even further to suit your needs. With its single level living, manageable outdoor space, and stylish, low maintenance design, this property is also a standout choice for discerning downsizers looking for comfort without compromise.

The heart of the home is a show stopping rear reception space, flooded with light thanks to triple aspect views and French doors leading out to the garden terrace. At the front, the generous 18ft lounge features a bay window with plantation shutters and a stylish feature fireplace, offering a cosy retreat. Meanwhile, the sleek, contemporary kitchen is fully equipped with integrated appliances and clean, modern finishes.

Two large bedrooms, including a sunlit 15ft master with built in wardrobes, ensure comfort and versatility. A chic family bathroom with both a bath and separate shower, an additional W.C., utility room, and separate office round off the internal offering. Outside, a large private driveway provides space for 5-6 vehicles, while the garage and carport add practical appeal. To the rear, a stunning 134ft landscaped garden with multiple entertaining zones and mature planting offers your own private sanctuary, complete with storage sheds for all the extras.

Homes on Tattenham Corner are always popular, especially one as handsome as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner parade of shops and Tattenham Corner Station is a short 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 - E

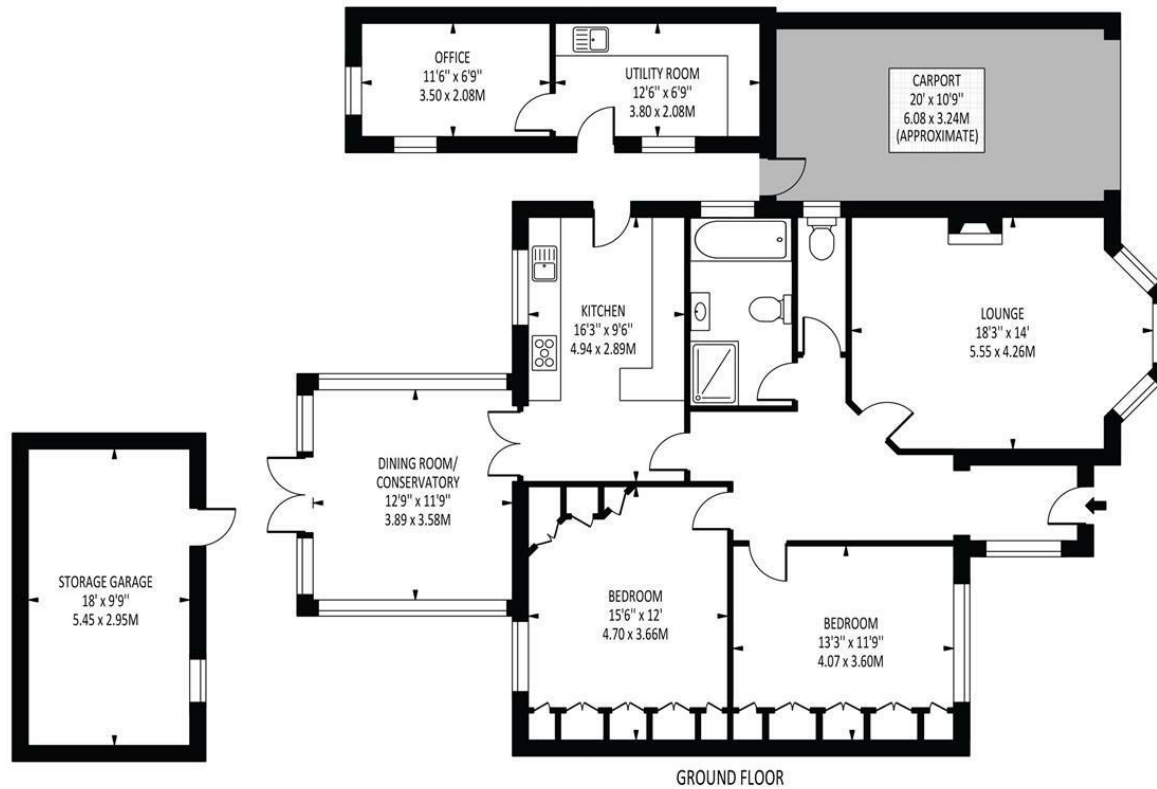




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Total Area: 1524 SQ FT • 141.63 SQ M
(Including Storage Garage, Utility Room & Office)
Storage Garage Area : 173 SQ FT • 16.08 SQ M
Utility Room & Office Area : 166 SQ FT • 15.39 SQ M



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	69	74
(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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