



Upland Way, Epsom

The **PERSONAL** Agent

Guide Price £575,000

Freehold

- No Onward Chain
- Three Spacious Bedrooms
- Recently refurbished
- Downstairs cloakroom
- Stylish four piece bathroom
- 18ft Living/Dining space
- Off street parking
- Garage partially converted into office
- Option to convert the sizable loft STPP
- Close to Epsom Downs

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

The property is offered with no onward chain, has been recently refurbished and benefits further from excellent school catchment. Approaching 1200 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 good sized Southerly front garden and a secluded 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.

Offered to the market in great order and with excellent potential to extend (STPP) this is a superb family home. The property is located in a quiet cul de sac and offers a private rear garden, garage and parking.

The property features a spacious lounge/diner, downstairs cloakroom, modern kitchen, three well proportioned bedrooms and a modern upstairs family bathroom. The garage has been partially converted into an office but could easily be reinstated as a full garage if required.

Upland Way is a very popular and rarely available residential road that is just a stones throw from Shawley Way primary school and is in close proximity to Tattenham Corner railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at Tattenham Corner or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold
Council tax band - E





The **PERSONAL** Agent

Upland Way

Total Area: 1187 SQ FT • 110.27 SQ M
(Including Garage, Office & Outbuilding)
Garage Area : 69 SQ FT • 6.41 SQ M
Office Area : 110 SQ FT • 10.22 SQ M
Outbuilding Area : 78 SQ FT • 7.25 SQ M



GROUND FLOOR

FIRST FLOOR

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		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

