



Shawley Way, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £825,000 Freehold

- Offered with no onward chain
- Detached chalet bungalow near Epsom Downs
- Over 2,100 sq. ft. of flexible accommodation
- Three versatile reception rooms
- Four bedrooms & two bathrooms
- Kitchen/breakfast room, utility & cloakroom
- Moments from Tattenham Corner station
- Driveway parking and attached garage
- Private 130ft rear garden with terrace
- Scope to extend or remodel (STPP)

Just moments from the open spaces of the world famous Epsom Downs, this deceptively spacious detached chalet bungalow offers exceptional flexibility and over 2,100 sq. ft. of well balanced accommodation, making it an ideal home for both families and downsizers alike. The property is offered to the market with no onward chain, allowing for a smoother and more straightforward purchase.

Set within a generous and mature plot of approximately 0.24 acres, the property enjoys a highly sought-after position close to Tattenham Corner, combining tranquillity with outstanding transport links.

The accommodation is arranged over two floors and can be utilised in a variety of ways to suit individual needs. On the ground floor, a welcoming entrance hallway provides access to all principal rooms and the staircase to the first floor.



There are three highly flexible reception rooms, which offer exceptional versatility and could be adapted to suit a variety of lifestyles, including the creation of additional bedrooms, home working or multigenerational living if required.

This adaptable layout lends itself perfectly to reconfiguration as family needs evolve. There is also a ground floor double bedroom, a well appointed kitchen/breakfast room leading to a utility room and downstairs cloakroom, as well as a family bathroom. To the first floor are three further bedrooms, including an impressive principal bedroom suite complete with a walk-in wardrobe and ensuite bathroom.

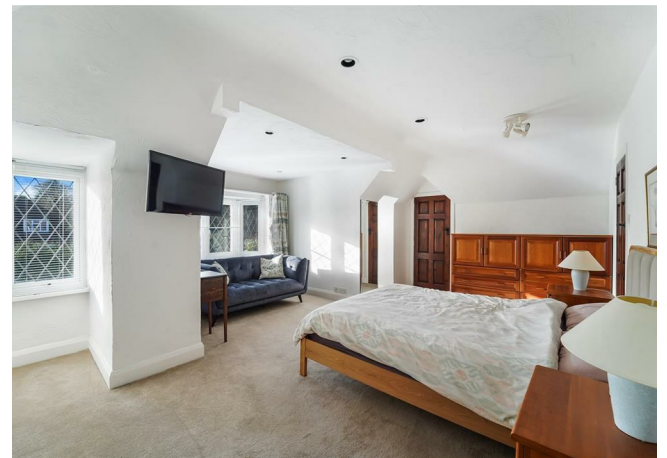
Externally, the property continues to impress. To the front, a large driveway provides parking for several vehicles, in addition to an attached garage. The

private rear garden, measuring approximately 130ft x 50ft, is a real highlight, wonderfully secluded and ideal for entertaining, with a spacious paved terrace perfect for al fresco dining.

Furthermore, the size of the plot offers considerable potential for a substantial extension or redevelopment, subject to the usual planning permissions.

The location is particularly appealing, being just yards from Tattenham Corner station, offering direct links to London, and within easy reach of local schools, amenities, and the beautiful open spaces of Epsom Downs. The towns of Epsom and Banstead Village are also nearby, providing comprehensive shopping, leisure, and transport facilities.

Tenure: Freehold
Council Tax Band: G



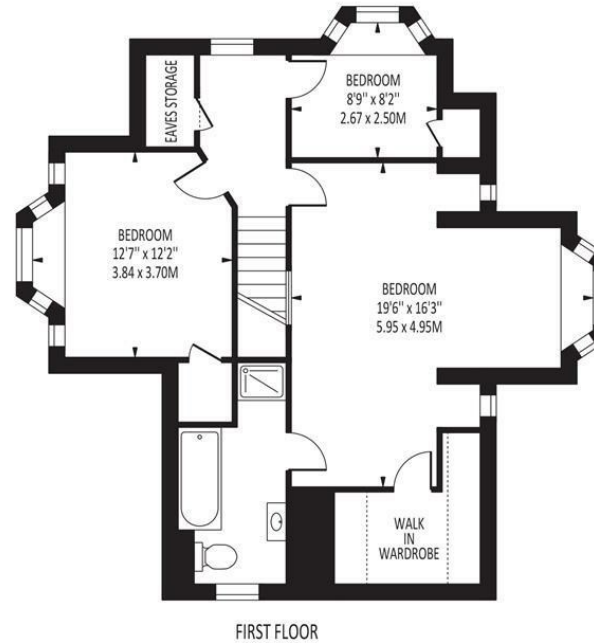
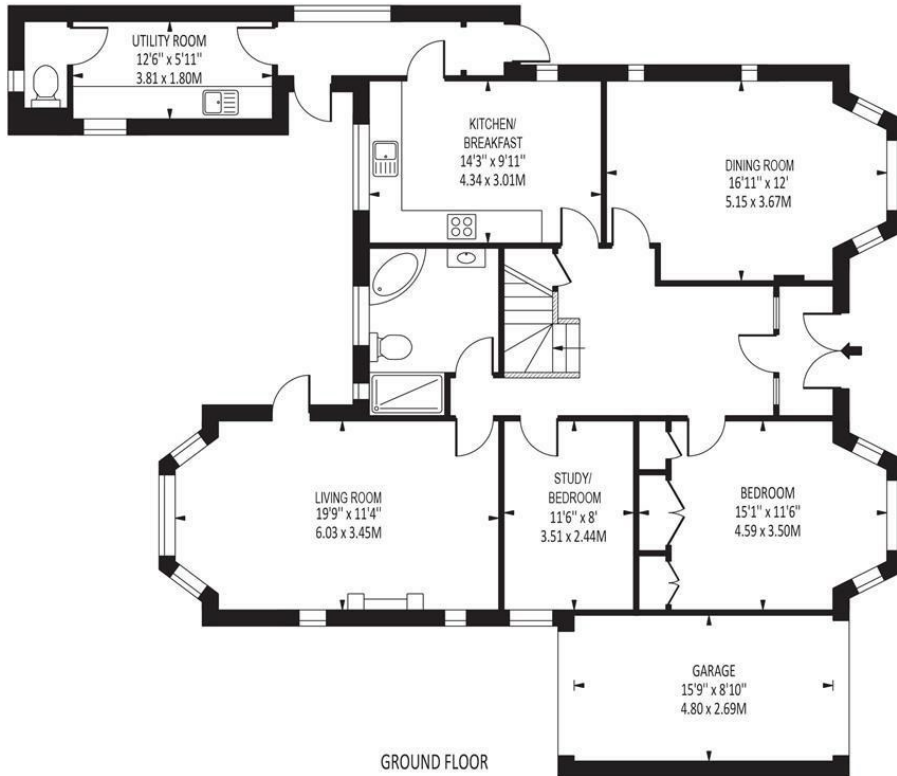


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Total Area: 2109 SQ FT • 195.91 SQ M
(Including Eaves Storage, Restricted Height & Garage)
Eaves Storage & Restricted Height Area : 50 SQ FT • 4.62 SQ M
Garage Area : 139 SQ FT • 12.91 SQ M



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		
England & Wales		EU Directive 2002/91/EC

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