



Aston Way, Epsom

The PERSONAL Agent

Offers In Excess Of £700,000 Freehold

- Detached family home
- Four generous bedrooms
- 27ft x 20ft living/dining/kitchen space
- Family bathroom
- Downstairs shower
- Larger than average entrance hall
- Secluded rear garden
- Workshop to rear
- Garage and off street parking
- Opportunities to extend (STPP)

Nestled in the sought-after residential area of Aston Way, this charming detached family home presents an excellent opportunity for those seeking a blend of comfort and potential. Spanning almost 1,400 square feet, the property boasts a generous layout across two floors, featuring four well-proportioned bedrooms and two bathrooms, making it ideal for family living.

The heart of the home is undoubtedly the expansive 27ft x 20ft living/dining reception area, which provides a perfect space for both relaxation and entertaining. The property is well-presented throughout, yet it offers a blank canvas for the new owner to personalise and enhance according to their taste. There is also potential for further extension, subject to planning permission, allowing you to create your dream home.

Situated to the south of Epsom town centre, this residence benefits from excellent transport links, with Epsom mainline station just a short distance away. Additionally, the beautiful open spaces of The Downs are within easy reach, providing a perfect backdrop for outdoor activities and leisurely strolls.

Families will appreciate the property's location within a desirable school catchment area, ensuring access to quality education for children. Given its prime location and spacious accommodation, an immediate viewing is highly recommended to fully appreciate all that this delightful home has to offer.



Step through the front door and into a spacious entrance hall that immediately sets the tone for the generous accommodation within. It's the perfect spot to kick off your shoes after enjoying the many green spaces and walking routes nearby. A practical downstairs shower room adds to the everyday convenience of this welcoming home.

The open-plan living and dining area is ideal for both relaxing evenings and entertaining guests, flowing effortlessly into a stylish, modern kitchen equipped with high-quality integrated appliances. Large patio doors lead out to a private terrace, perfect for al fresco dining or enjoying long summer evenings with friends and family.

Throughout the ground floor, warm herringbone wood flooring brings a cohesive and contemporary feel to the space, enhancing the natural flow from room to room.

Upstairs, you'll find four generously sized bedrooms and a spacious family bathroom, offering comfort and flexibility for a growing family or visiting guests.

The secluded rear garden is a real retreat—mature, peaceful, and featuring an 18ft workshop that's perfect for creative projects, hobbies, or extra storage. To the front, a private driveway and garage provide convenient off-street parking.

There is a bridle path, Rifle Butts Alley, which runs only a stones throw from the front door. This gives ready access to a popular off-road walking and cycle route. Walking uphill towards the Downs, the route is bordered by fields on either side with horses in them, and climbs to Epsom golf course and ultimately to Epsom Downs. Walking downhill towards Epsom, the path offers a convenient and peaceful route to Epsom, suitable for walking or cycling, which largely avoids traffic.

The popular market town has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. 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. Viewing highly recommended. Sole agent.

Tenure - Freehold
Council tax band - F



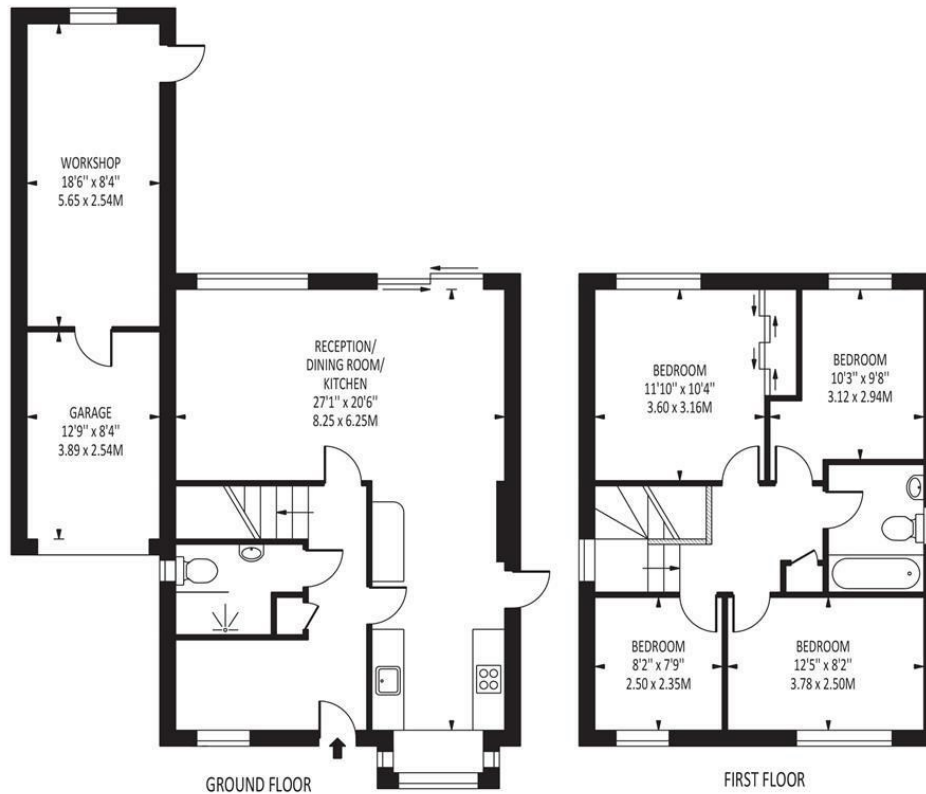


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Aston Way

Total Area: 1399 SQ FT • 129.97 SQ M
(Including Garage & Workshop)
Garage & Workshop Area : 261 SQ FT • 24.25 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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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