



Tattenham Grove, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Four bedroom semi detached home
- Spacious open plan kitchen/diner
- Cosy lounge with bay window & feature fireplace
- Stunning top floor main bedroom
- Juliet balcony with Downs views
- Modern ensuite & family bathroom
- 85ft sunny, south west garden
- Decking area for outdoor dining
- Separate brick garage
- Moments from shops, station & Epsom Downs

This beautifully extended four bedroom semi detached home sits just on the edge of the iconic Epsom Downs. Think 650+ acres of green open space, ancient woodland, and fresh air all on your doorstep. Whether you're into morning dog walks, family picnics, or weekend runs, the lifestyle here is hard to beat.

Inside, the home has been thoughtfully updated by the current owners, it's modern, fresh, and made for real family life. At the heart of it all is a stunning open plan kitchen/dining/family room (17ft x 16ft), perfect for lazy weekend brunches, after school catch ups, or hosting friends for drinks and dinner. And when you just want to chill, there's a cosy bay fronted lounge with a fireplace, ideal for movie nights and winter evenings in.

Upstairs, you'll find three lovely bedrooms and a sleek family bathroom. But the real treat? The top floor principal bedroom. It's a total showstopper with its Juliet balcony overlooking the garden and Epsom Downs beyond. There's also a modern ensuite.... your own little sanctuary.



Step outside and you'll fall in love with the south westerly facing garden. It's 85ft long, mainly laid to lawn, and features a sun soaked deck, the ideal spot for a glass of wine while the kids play or the BBQ sizzles.

There's loads of kerb appeal at the front, plus plenty of space to create a private driveway for off street parking if you want it.

This one really does tick all the boxes. Space, style, location, and a lifestyle to match. Come and see it for yourself... we think you'll love it!

Tattenham Grove homes are always incredibly popular. 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. The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. ½ mile).

Nearby Epsom has a variety of shops, the Ashley Centre - a shopping mall and Epsom Playhouse which offers a wide range of entertainment. 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.

Tenure - Freehold
Council tax band - E







Tattenham Grove

Total Area: 1384 SQ FT • 128.56 SQ M
(Including Eaves Storage, Restricted Height Area Garage)
Eaves Storage & Restricted Height Area : 55 SQ FT • 5.12 SQ M
Garage Area : 120 SQ FT • 11.12 SQ M



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		
	65	72
England & Wales		
EU Directive 2002/91/EC		

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.

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



The
PERSONAL
Agent

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.

