



Tattenham Crescent, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,200,000

Freehold

- Attractive detached family home
- Offering 2012 Sq. Ft of space
- Four double bedrooms
- Stunning kitchen/breakfast room
- Three further generous reception rooms
- En-suite shower room & family bathroom
- Utility room & downstairs cloakroom
- 123ft x 60ft South/West garden with studio
- Periphery of world famous Epsom Downs
- Further scope to extend STPP



Just moments from the open spaces of the world famous Epsom Downs, this substantial and incredibly attractive detached family home benefits from a fantastic position and enjoys a plot of 0.25 of an acre with a South/Westerly facing garden. The property is offered to the market in very good order having been extended, updated and well maintained over the years by the current owners.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family with further scope to extend if desired. When you couple the generous space it provides with its quarter of an acre plot and secluded 123ft x 60ft rear garden, finding a more impressive home, on the doorstep of the Downs, will be a very difficult task indeed.

The attention to detail and wonderful presentation of this property is immediately evident from the moment you pull on to the driveway. Benefitting from 2012 Sq. Ft of total space, the

property provides the perfect layout for entertaining, social occasions and most importantly generous family living without any compromises.

As soon as you step into the welcoming central entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is an impressive kitchen/breakfast room that is perfect for entertaining and links to the beautiful private rear garden.

There is a cosy living room that is centred around an inglenook fireplace with Stovax woodburning stove, this links to a garden room which has bi-fold doors to the terrace and there is also a spacious bay fronted dining room that could just as easily be used as a play room or family room. The ground floor is completed by a utility room, downstairs cloakroom and the fantastic addition of a gym which has been created from a garage conversion.

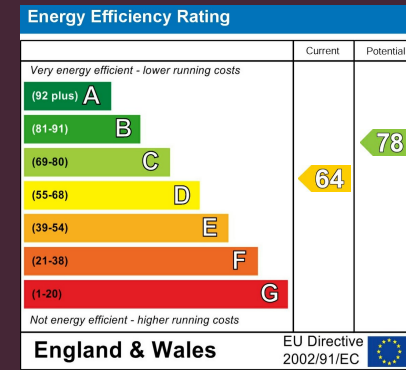
The spacious master bedroom is served by an en-suite shower room, whilst the three further double bedrooms are well proportioned and served by a spacious family bathroom.

Outside the property benefits from a large gravelled driveway with parking for several cars. In addition there is a useful store to the front of the garage that is perfect for bikes and buggies, as well as a stunning South/West facing rear garden which is wonderfully private and measures 123ft x 60ft at its maximum and benefits further from a detached garden studio that is currently being used as a hobby room/workshop.

Homes on Tattenham Crescent 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 station is just a few minutes 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.







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 333699

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



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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