

Great Tattenhams

Epsom Downs, Surrey KT18 5RE

A opportunity to acquire a very well presented spacious FOUR BEDROOM , TWO BATHROOM detached property offering versatile living space occupying a sizeable plot and benefiting from OFF STREET PARKING for 3 - 4 VEHICLES , landscaped rear garden with large 100 sq ft of porcelain tile patio and a feature OPEN PLAN KITCHEN / DINER and further reception rooms. All is withing WALKING DISTANCE to Tattenham Corner shops, Station and Epsom Race Course. VIEWING HIGHLEY RECOMMENDED. SOLE AGENTS. NO CHAIN

Asking Price £750,000 - Freehold



FRONT DOOR

Replacement part glazed front door with outside light, giving access through to:

ENTRANCE PORCH

3.28m x 1.17m (10'9 x 3'10)

Obscured glazed window to front. Tiled flooring and radiator. Hardwood part glazed front door, giving access through to:

INNER ENTRANCE HALL

3.35m x 2.64m maximum (11'0 x 8'8 maximum)

Wood effect flooring. Radiator. Access to loft void. Coving. Ornate ceiling rose. Cupboard housing the gas central heating boiler with further storage cupboard above.

RE-FITTED KITCHEN

4.22m x 3.35m (13'10 x 11'0)

Well fitted with a modern range of wall and base units comprising of work surfaces incorporating an inset sink drainer with mixer tap. There are a comprehensive range of cupboards and drawers below the work surface with integral dishwasher and wine cooler. A comprehensive range eye level cupboard. All cupboards and drawers soft closing. Surface mounted five ring induction hob with chimney extractor above. Downlighters. Skylight velux window to side. Integral microwave. Part tiled walls. Wood effect flooring. Space and plumbing for American style fridge freezer. Breakfast bar. Full height pull out cupboards either side of freezer. Opening through to:

UTILITY ROOM

2.08m x 3.78m (6'10 x 12'5)

Part glazed door to the rear garden. A comprehensive range of units comprising of roll edge work surfaces incorporating a stainless steel sink drainer with mixer tap. Spaces and plumbing for various domestic appliances. Full height cupboards, base cupboards and eye level cupboards, all soft closing. Part tiled walls and tiled floor. Downlighters. Radiator.

DINING ROOM

9.14m x 2.82m (30'0 x 9'3)

2 x sets of sliding french doors with windows either side both enjoying a pleasant outlook over the rear garden. 2 x radiators. Wall lights. Archway opening through to:

LIVING ROOM

4.29m x 4.27m (14'1 x 14'0)

Continuation of the wood effect flooring. Wall lights. Connecting door to the entrance hall. Radiator.

BEDROOM ONE

4.57m x 4.04m (15'0 x 13'3)

Measured into an attractive bay window to the front. The room is of double aspect with a further window to the side connecting to the porch. Radiator. Coving.

BEDROOM TWO

5.54m x 2.64m (18'2 x 8'8)

Wood effect flooring. Downlighters. Double opening french doors to the rear enjoying a pleasant outlook over the rear garden. Radiator.

BEDROOM THREE

5.03m x 2.67m (16'6 x 8'9)

Downlighters. Window to front. Radiator. Connecting door to bedroom two.

BEDROOM FOUR

3.25m x 3.40m (10'8 x 11'2)

Window to side. Radiator. Coving. This room has the opportunity to create a corridor for independent access to bedroom three at the purchaser's expense.

RE-FITTED BATHROOM

White suite. Panel bath with mixer tap and shower attachment. Large walk in shower with glass screen with rain and hand showers and wall mounted controls. Wash hand basin with mixer tap and vanity drawers below. Low level WC. Heated towel rail. Mirrored medicine cabinet. Half height tiling and tiled floor. Downlighters. Ceiling mounted extractor. 2 x obscured glazed windows to the front.

SHOWER ROOM

Fully enclosed shower cubicle with rain and hand showers and wall mounted controls. Velux skylight window to side. Low level WC. Wash hand basin with mixer tap and vanity cupboards below. Mirrored medicine cabinet. Heated towel rail. Downlighters. Ceiling mounted extractor. Half height tiling and tile effect flooring.

OUTSIDE

FRONT

The front is mainly to laid brick hard standing for easy maintenance which incorporates recess lighting. There are well maintained flower and shrub borders. Here you can access the property's front door. This area has outside lighting and outside tap. There is useful access to the side of the property which gives access to the:

FEATURE REAR GARDEN

41.42 x 14.35 approximately (135'10" x 47'0" approximately)

There is an expansive recently laid porcelain patio immediately to the rear of the property benefitting from lighting and sleeper retaining wall, with low rising step up to the remainder of the garden which is principally laid to level lawn flanked by mature flower/shrub borders. There is a stepping stone pathway providing access to the end of the garden. There are various mature trees and the garden enjoys a good degree of privacy. Towards the end of the garden there is a large wooden garden shed. There is an outside tap and power point.

OUTDOOR OFFICE/CABIN

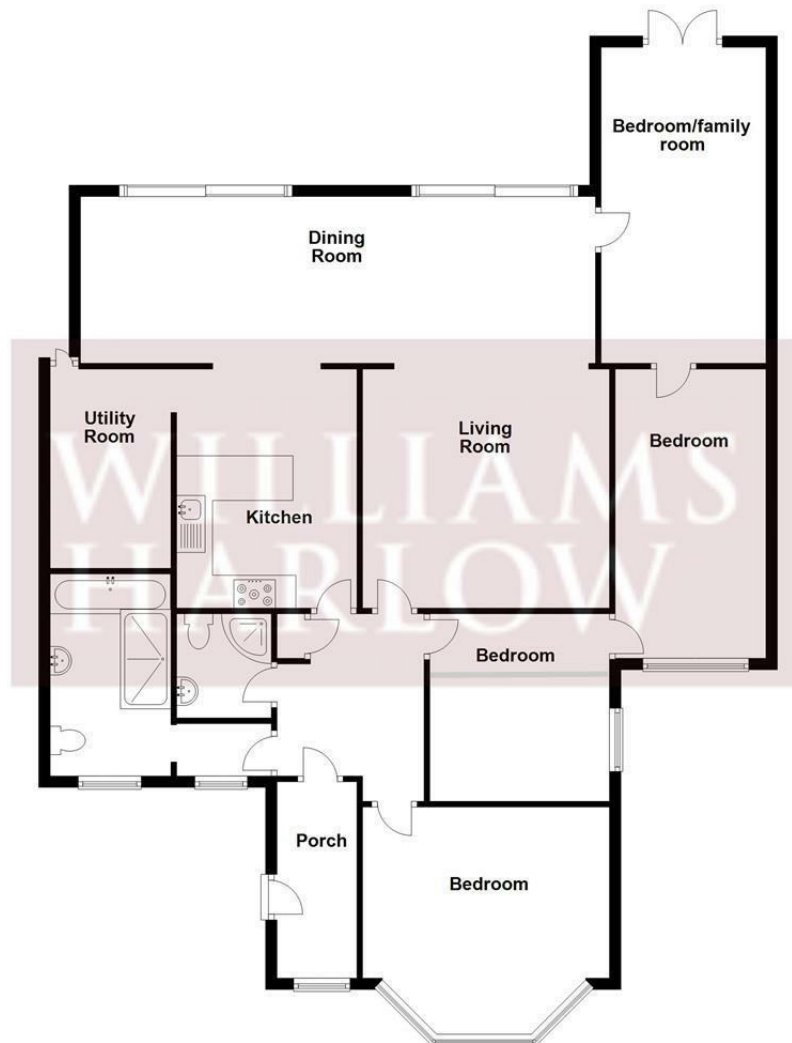
4.0 x 3.0 internally (13'1" x 9'10" internally)

Fully insulated with independent fuse box, power, lighting and hard wired for internet, an ideal office for a prospective purchaser.

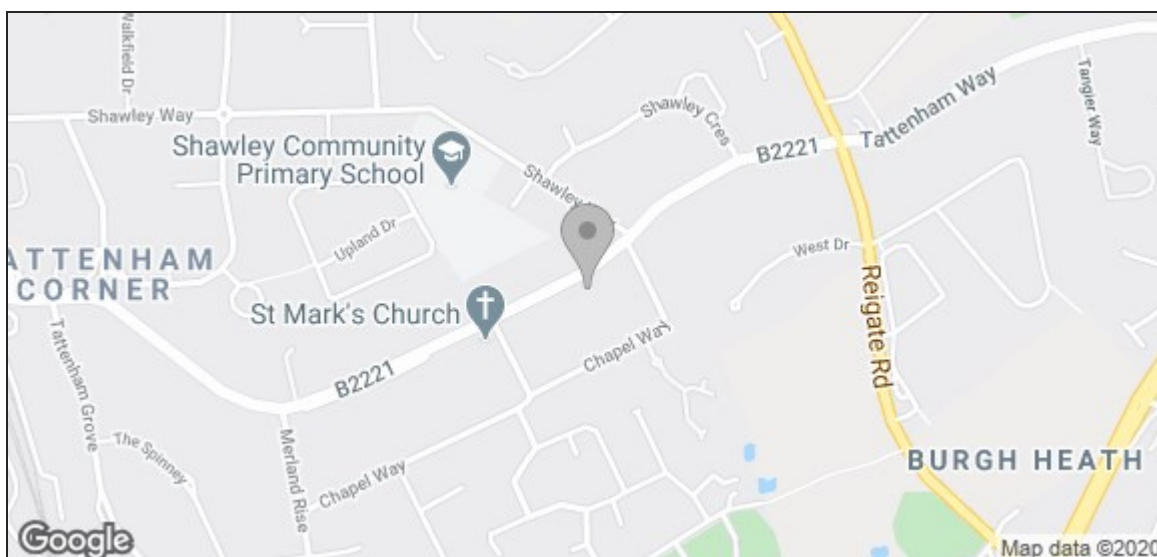


Ground Floor

Approx. 150.5 sq. metres (1619.9 sq. feet)



Total area: approx. 150.5 sq. metres (1619.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		72	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	