

The PERSONAL Agent

Chapel Way, Epsom Downs

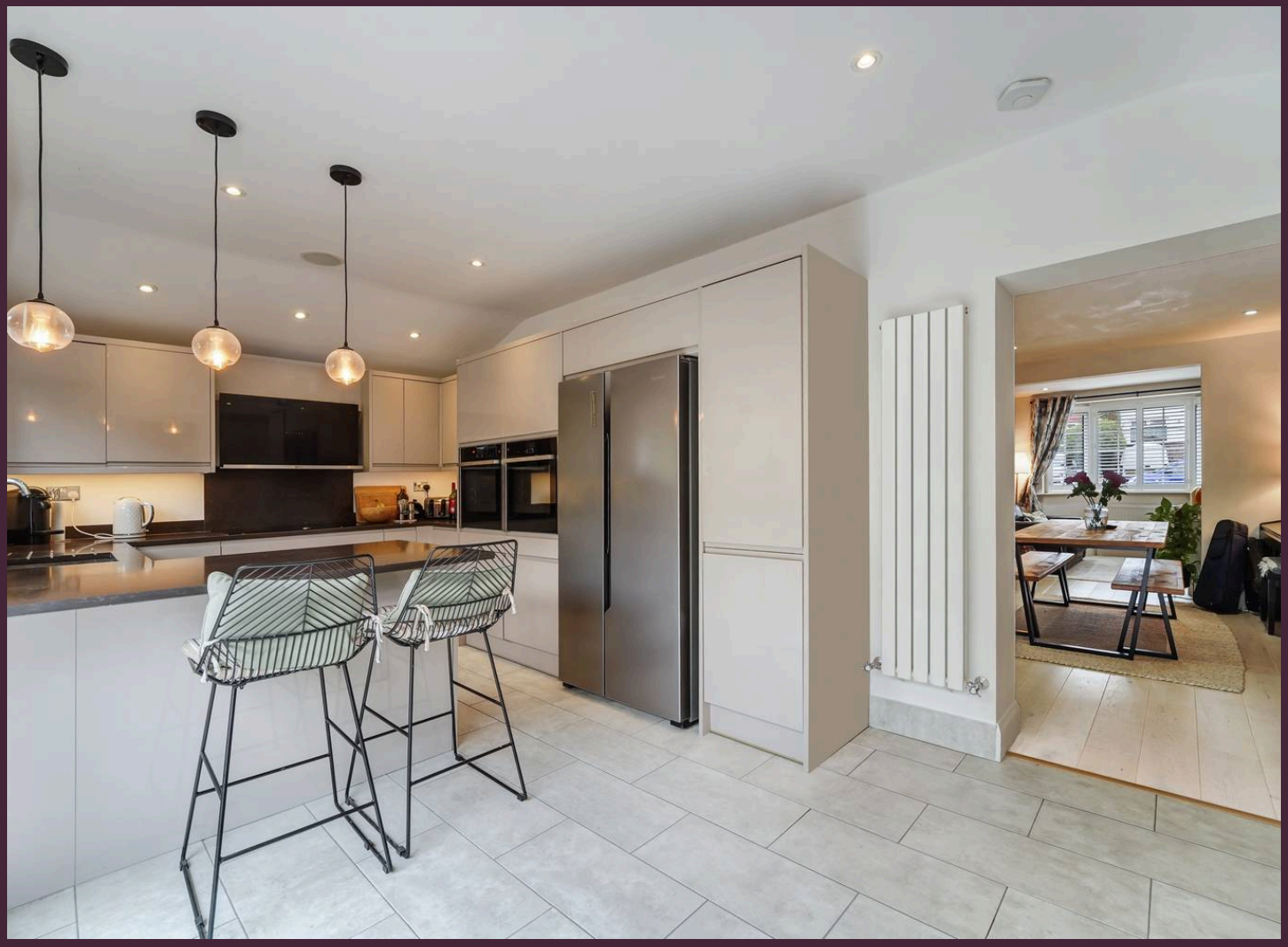
Guide Price £600,000

Chapel Way

Epsom Downs

- Well-presented three bedroom end of terrace family home
- Modern open plan kitchen/dining room
- Garden cabin currently arranged as a home gym/home office
- Private rear garden
- Off street parking
- Conveniently located for excellent local schools
- Close to the world renowned Epsom Downs
- Ideal for modern family living and entertaining
- Early viewing highly recommended

A beautifully presented three bedroom end of terrace home, ideally positioned for excellent local schools and the world renowned Epsom Downs, offering stylish modern living, off street parking and a bespoke garden gym.











Description

This attractive home has been thoughtfully maintained and extended, offering well balanced accommodation ideal for modern family living.

At the heart of the property is a contemporary open plan kitchen/dining room with underfloor heating, creating a sociable space perfect for everyday living and entertaining.

A downstairs W/C adds further convenience. Upstairs, there are three well-proportioned bedrooms and a neatly presented family bathroom.

Outside, bi-fold doors open onto a private rear garden featuring a spacious decked area, ideal for outdoor dining and entertaining. The garden also boasts a bespoke cabin with underfloor heating, currently used as a home gym and office, alongside two additional useful outbuildings, both with power.

Further benefits include off street parking for two vehicles and a convenient location close to highly regarded local schools. The property is also ideally positioned for enjoying the beautiful open spaces of the world-renowned Epsom Downs.



Ideally positioned to enjoy the best of the surrounding area, both Epsom Downs and Tattenham Corner are within easy reach, offering a variety of everyday amenities and local conveniences.

Tattenham Corner provides a selection of shops, cafés and eateries, including a Co-op, independent retailers, hairdressers and restaurants. For commuters, Tattenham Corner railway station offers regular services into both London Bridge and London Victoria.

Families are also well catered for, with a choice of reputable state and independent schools nearby. The neighbouring villages of Tadworth and Banstead provide further shopping and leisure facilities, while the bustling market town of Epsom is just over three miles away.

For those who enjoy an active lifestyle, excellent recreational opportunities can be found at Tadworth Leisure Centre, Surrey Downs Golf Club and Kingswood Golf Club.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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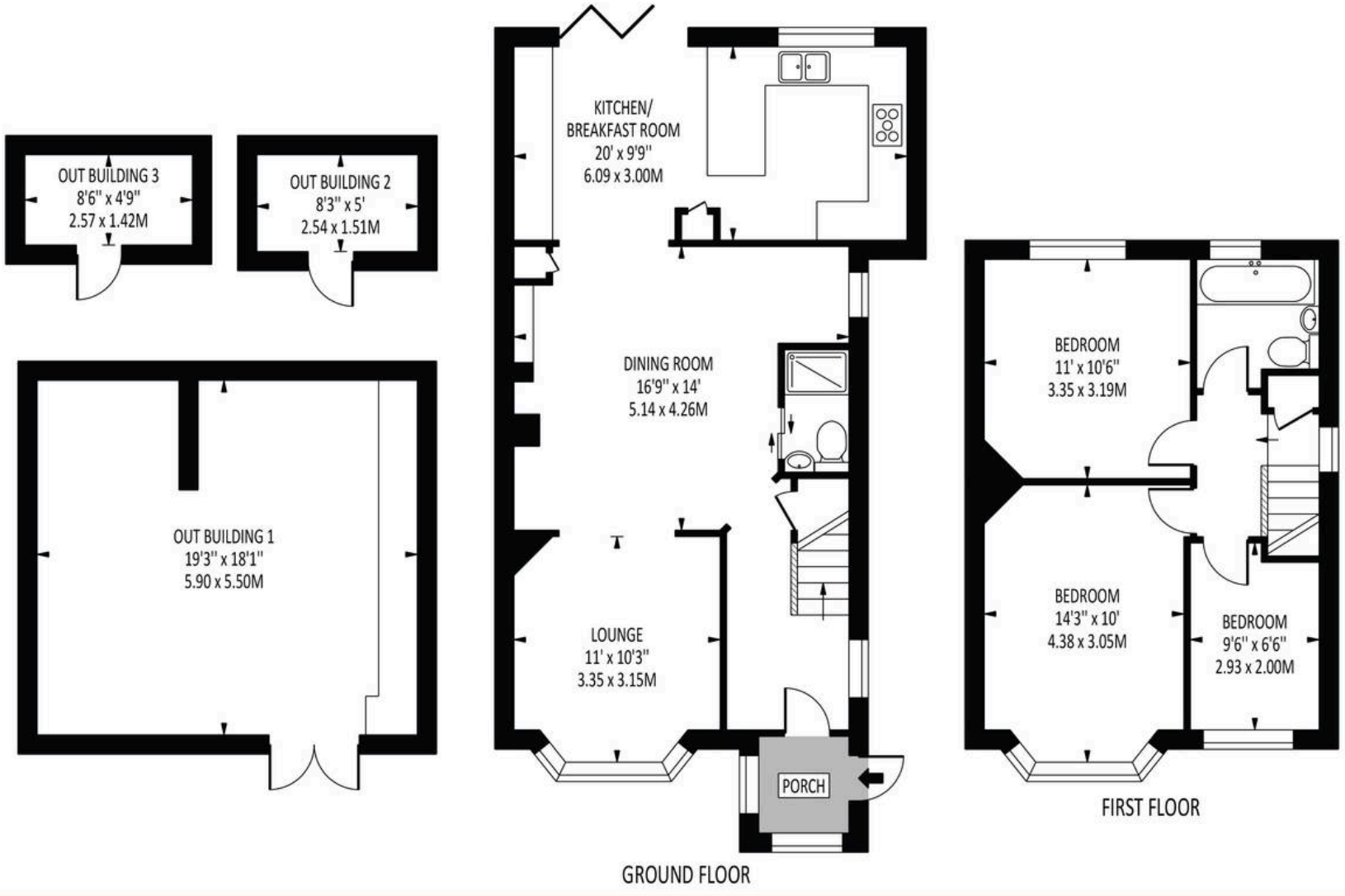
Total Area: 1504 SQ FT • 139.76 SQ M
(Including Outbuildings)
Outbuilding 1 Area : 349 SQ FT • 32.45 SQ M
Outbuilding 2 Area : 40 SQ FT • 3.75 SQ M
Outbuilding 3 Area : 39 SQ FT • 3.64 SQ M



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 inpspection, 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.



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