



Shawley Way, Epsom Downs

The **PERSONAL** Agent

Guide Price £1,175,000

Freehold

- Attractive detached family home
- Offering 2562 Sq. Ft of space
- Periphery of world famous Epsom Downs
- 120ft x 50ft South facing secluded garden
- Detached garden room & entertaining hub
- Four double bedrooms
- Wonderful kitchen/dining/family room
- Two further generous reception rooms
- Further scope to significantly extend STPP
- Vendor potentially suited



Just moments from the open spaces of the world famous Epsom Downs, this spacious and attractive detached family home benefits from a fantastic position and enjoys a plot of 0.21 of an acre with a direct South facing garden.

Having been the subject of many upgrades by our clients over their time here, the property is offered to the market with the potential of a complete chain and must be viewed to be fully appreciated.

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 flexible space it provides with the generous plot and secluded 120ft x 50ft rear garden, finding a more impressive and attractive home, on the doorstep of the Downs, will be a very difficult task indeed.

The classic and practical design, alongside the attention to detail within this property is immediately evident from the moment you pull on to the large driveway. Benefitting from 2562 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 very heart of the property is an impressive kitchen/dining/family room that is the perfect space for any growing family and also brilliant for entertaining as it links to the beautiful private rear garden via two sets of French doors.

The impressive and flexible layout continues with a spacious 19ft living room that is double aspect and a 20ft work from home study that could just as easily be used as a play room, its also worth noting that both of these rooms also link to the garden which is a really nice touch. From a practical sense the ground floor is completed by a utility room, downstairs cloakroom and a sizable garage too.

On the first floor all four double bedrooms are well proportioned and are positioned to the rear of of the home, overlooking the beautiful garden and taking advantage of the bright South facing aspect.

The bedrooms are served by a spacious family bathroom and a spacious family shower room too, plus there is access to a large loft space.

Outside the property benefits from a large driveway with parking for several cars. In addition there is a useful garage, as well as a stunning South facing rear garden which is wonderfully private and measures 120ft x 50ft at its maximum and benefits further from a simply stunning detached garden room which is a great entertaining space by design, but also a serene place to chill out in and grab a quiet five minutes too. In addition to this wonderful space there is also a covered al-fresco dining area and even space for the hot tub, its absolutely perfect!

Homes this close to the Downs are always popular, especially one as spacious 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.

Tenure - Freehold
Council tax band - G







Shawley Way, Epsom
 Total Area: 238.0 m² ... 2562 ft²
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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		
England & Wales		EU Directive 2002/91/EC

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