



Upland Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- No Ongoing Chain
- Three Spacious Bedrooms
- Extended/refurbished downstairs living space
- Recently refurbished kitchen
- Downstairs cloakroom
- Stylish four piece bathroom
- 75ft x 34ft Rear Garden
- Off street parking with electric charging point
- Option to convert the sizable loft STPP
- Close to Epsom Downs



Located in a popular residential road on the periphery of Epsom Downs, this deceptively spacious and cleverly extended family home warrants closer inspection to fully appreciate the generous and flexible accommodation it provides.

The property is offered with no ongoing chain and benefits further from excellent school catchment. The extended accommodation on this home really needs to be seen to be fully appreciated and would ideally suit a growing family who also require an abundance of reception and bedroom space high on their wish list.

This attractive family home enjoys an excellent position within the road, with a good sized Southerly front garden and a secluded rear garden, not to mention the off street parking. The railway station and the parade of shops at Tattenham Corner are just a short distance away, as is the open spaces of the Epsom Downs which is home to the world famous racecourse and The Derby.

Viewing is strongly advised.

The property has been cleverly extended to maximise the ground floor accommodation, with the back reception/dining room providing large bifolds onto a patio space that is perfect for al fresco dining during the summer months. This property provides an impressive ground floor footprint that really caters for a modern family's day to day living requirements.

The property benefits from very well proportioned rooms and is nicely set back from the road with a large driveway that could comfortably provide parking for more than one vehicle and comes with an electric car charger. A particular feature is the updated kitchen which has all the integrated appliances you would expect from a modern home, there is also a good sized 18ft x 13ft further living space with a feature fireplace and the downstairs W.C completes the ground floor.

On the first floor, the three spacious bedrooms are all very well proportioned, with a luxury four piece family bathroom servicing them. The master bedroom benefits from large fitted wardrobes and if more bedroom space was required in the future there is still the option to convert the sizable loft STPP.

Upland Way is a very popular and rarely available residential road that is

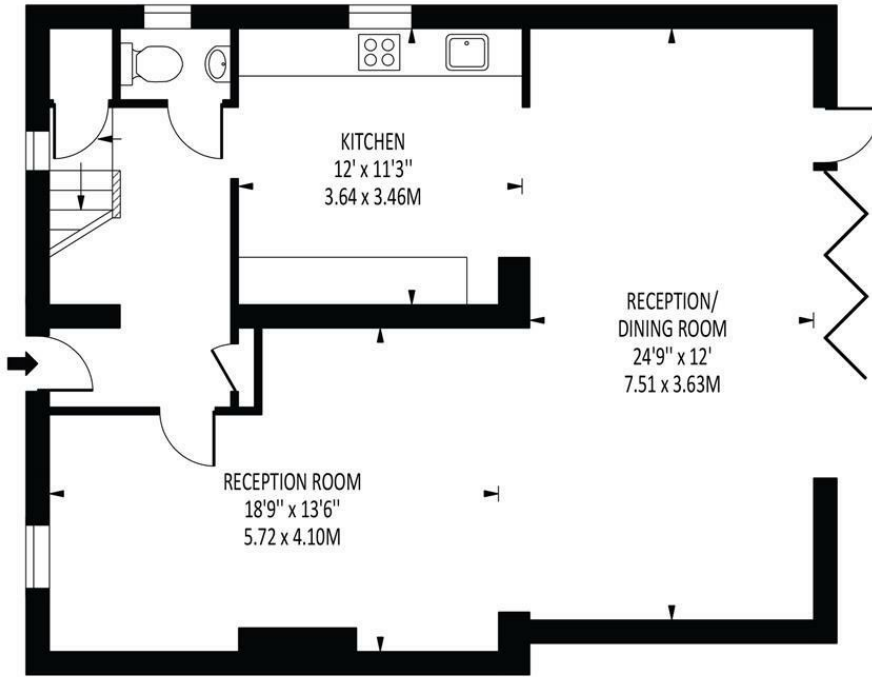
just a stones throw from Shawley Way primary school and is in close proximity to Tattenham Corner railway station which is just a short distance away. If you are travelling further afield the M25 is just a short drive away.

If you are looking to enjoy outside space then Epsom Downs itself is just around the corner as are the wide open spaces of Nork Park. The practicality of the location continues with a number of local convenience stores at Tattenham Corner or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

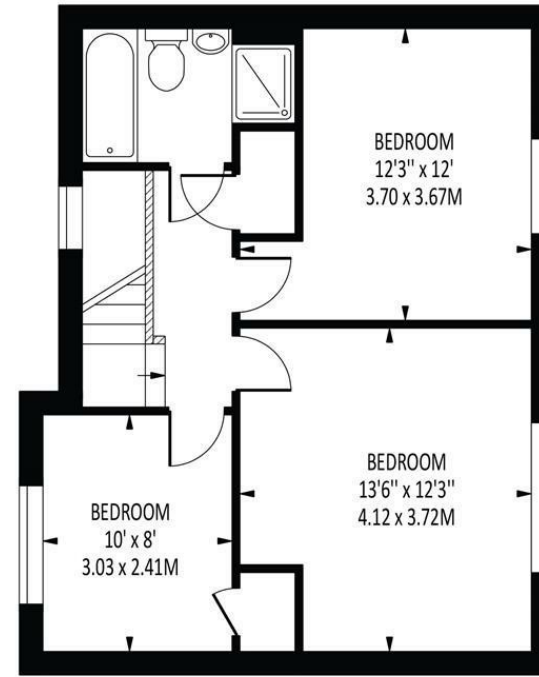
Tenure - Freehold
Council tax band - E







GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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