



Chapel Way, Epsom Downs

The **PERSONAL** Agent

# Price Guide £475,000

## Freehold

- Periphery of Epsom Downs
- Close to Tattenham Corner station & shops
- Three generous bedrooms
- 18ft living/dining room
- Generous kitchen
- Separate utility room
- Modern upstairs bathroom
- 73ft private rear garden
- Driveway with two parking spaces
- Planning approved to extend if desired



Set within a quiet and popular residential road, just a short walk from Tattenham Corner Station and shops, this deceptively spacious terraced home has been the subject of many improvements and is offered for sale in very good order throughout.

Located on the periphery of Epsom Downs with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, not to mention the world famous racecourse which is home of the annual Epsom Derby and several other exciting events.

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property benefits from extremely well balanced accommodation with generously proportioned rooms laid out over two floors along with planning approved for a single storey rear extension Ref. No: 20/01353/HHOLD, should the new owners require extra space in the future.

This beautifully presented house is just a short walk from Tattenham Corner railway station and shops and provides scope to create more space for the family to grow, so if you are looking for a great home with tons of longevity, then look no further.

Downstairs the property includes a generous kitchen with access to the rear garden, an impressive 18ft lounge/dining room and a very useful utility room, whilst to the first floor there are three very nicely proportioned bedrooms and a modern refitted bathroom.

The 73ft rear garden is a huge selling point with the added benefit of a large patio terrace with glass balustrade which is a great entertaining space within its own right. The remainder of the garden is nicely secluded, low maintenance and enjoys access to the rear via a footpath that serves this terrace of homes.

Chapel Way is a very popular and rarely available residential road that is just a short walk from 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 - Reigate & Banstead BAND D £2,235.36 2023/24

Planning Approved - Reference20/01353/HHOLD

Alternative ReferencePP-08853312

Application ValidatedFri 17 Jul 2020

Address5 Chapel Way Epsom Downs Epsom Surrey KT18 5TE

ProposalSingle storey rear extension. As amended on 10/08/2020 and on 02/09/2020.

StatusDecided (Approved)

DecisionApproved with Conditions



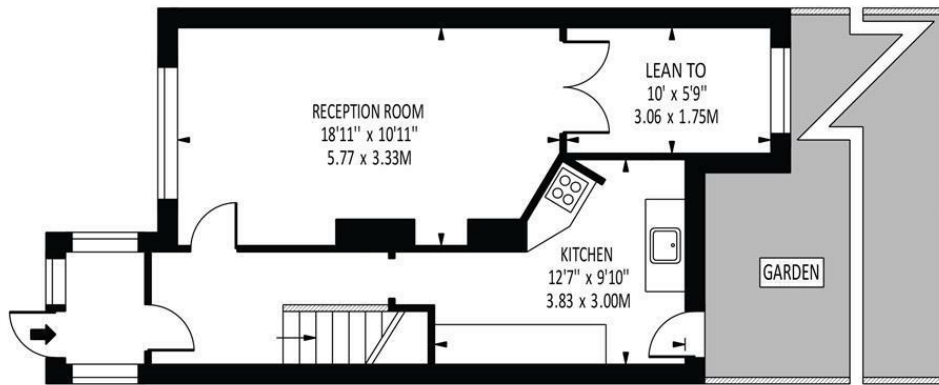


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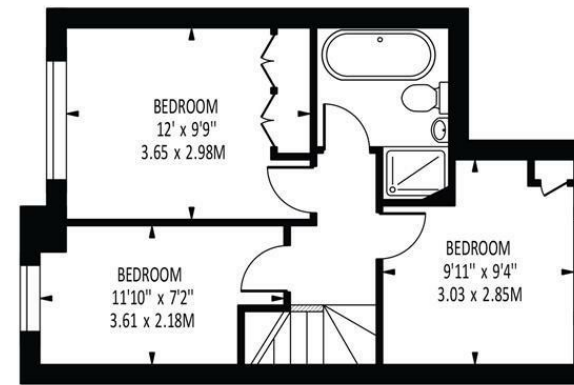


## Chapel Way

Total Area: 870 SQ FT • 80.78 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
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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.

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