

Kennedys'

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3, Ellington Way
Epsom Downs
KT18 5TA

When lockdown hit, thousands of people around the country were stuck in homes not fit for purpose, but not our clients. Our clients in Ellington Way had just finished a full renovation project of their family home, including a loft conversion, single story rear extension, downstairs reconfiguration, new windows and doors, the full works. They've spent the last few years enjoying the spoils of their labour, but now it's time to move on to the next chapter, and part ways with their beloved home.

£1,199,999



5



2



2



3



- Handsome detached family home
- 2 Bathrooms
- Open plan kitchen diner
- Landscaped rear garden
- Short walk from Tattenham Corner train station
- 5 Bedrooms
- Recently subject to full renovation in 2020
- Single garage
- Located in a no-through close
- *Viewings by appointment*



PROPERTY DESCRIPTION

Stepping though the front door it's clear to see how much effort has been put into the house in recent years. With Amtico flooring in the whole of the downstairs, to your left as you enter is the downstairs cloakroom, and to your right is the living room, complete with bespoke built in hidden storage around the TV mount, perfect for hiding away the kids toys!

The kitchen area is where the house shines, a space full of natural light, with grey Edwardian inspired shaker style units contrasting against white worktops, all centered around a beautiful kitchen island. All integrated appliances are Neff. The extension pushes out the back at an angle from the kitchen, providing a family room with bifolding doors straight out onto the garden, yet another room with tons of natural light! We also benefit from utility room off the kitchen.

Upstairs, the main bedroom takes up the majority of the front of the house, a large L shaped space with built in wardrobes at one end and an en suite at the other. Also on the first floor is bedrooms 3 & 4, as well as a family bathroom. The top floor is home to the second bedroom, and well as bedroom 5, this floor has plenty of eaves storage.

The Garage is accessed from the front of the property, and is where you can find the recently installed boiler. The driveway is big enough for 3 cars, and was also newly laid during the renovations. The rear garden was subject to a facelift at the same time as the rest of the house, with immaculate lawn and statement fencing.









PROPERTY DESCRIPTION

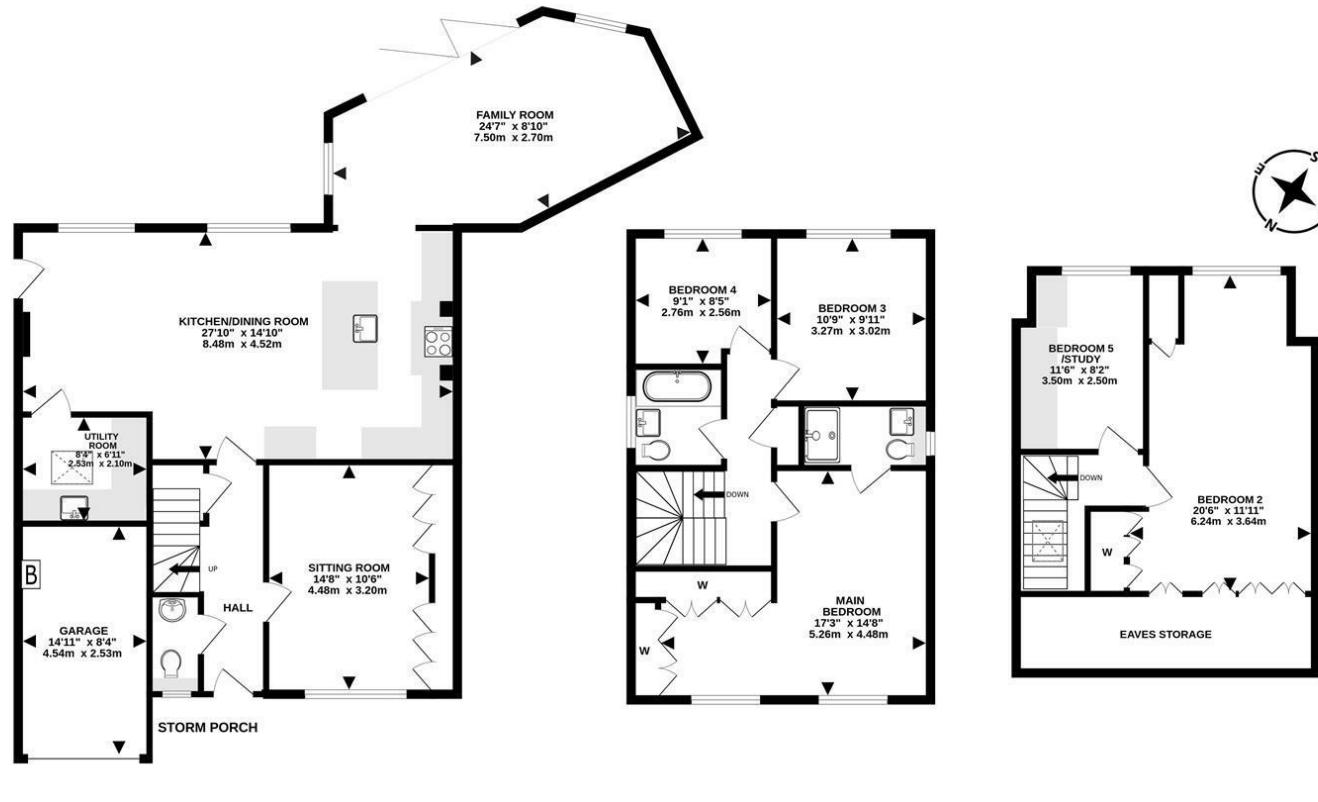
This property is within a 10-minute walk of the open spaces of Epsom Racecourse, famously known for hosting the Epsom Derby. Tattenham Corner parade of shops is within walking distance and offers a small supermarket, pharmacy, doctor, library, and a few restaurants. Recreational facilities include Tadworth Sports Centre and the Downs Wood Tennis Club at the end of the road. Epsom Town Centre is a short drive or bus ride away and provides a large range of shopping and further recreational facilities.

Transportation is well-served by railway networks from Tattenham Corner and Epsom Downs station into London Victoria and London Bridge, and local bus routes run to Epsom, Sutton, Banstead, Redhill, Reigate, and Croydon. The area also offers several excellent local schooling options, in both private and state sectors, such as Rosebury and Glyn School, both Ofsted rated 'outstanding', as well as Chinthurst and Aberdour Prep Schools, Epsom College & City of London Freemen's.

For more information on this property, or to arrange a private viewing, please contact a member of our sales team on 01737 817718



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	82
(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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TENURE: Freehold
EPC RATING: C

COUNCIL TAX BAND: G

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