

## Great Tattenhams Epsom, Surrey KT18 5SD

Located in a very popular residential area close to local amenities this immaculate TWO DOUBLE BEDROOM, semi detached bungalow is presented to the market in exceptional condition throughout. The property has a large driveway to the front affording off street parking for up to five vehicles plus a roller garage door to the side which allows access to the carport with standalone garage behind. Gas central heating. Double glazing. **SOLE AGENTS**

£689,950 - Freehold



## FRONT DOOR

Part glazed with outside lighting with window to the side, giving access through to:

## GENEROUS ENTRANCE HALL

Exposed original wood block flooring. Panelled ceiling. Access to loft void. Picture rail. Radiator. Thermostat for the gas central heating.

## LOUNGE/DINING ROOM

Continuation of the original wood block flooring. Panelled ceiling. Picture rail. Sliding doors giving a pleasant outlook over the rear garden.

## RE-FITTED KITCHEN/BREAKFAST ROOM

Fitted with a high quality range of wall and base units comprising of Quartz work surfaces incorporating a sink drainer with mixer tap. Integral dishwasher. Fitted double oven and grill. Surface mounted four ring induction hob with chimney extractor above. Samsung RS68A8820S9 American fridge freezer to remain and is included with the sale of the property. 2 x deep storage cupboards with double opening doors suitable for the installation of washing machine and tumble dryer. Window to the rear. Part glazed door to the side. Radiator. Downlighters. An original larder cupboard with obscured glazed window to the rear housing the gas central heating boiler. Part tiled walls. Tile effect flooring.

## BEDROOM ONE

Generous bedroom with an attractive bay window to the front with fitted shutters. Wardrobes with internal lighting (will remain and are included with the sale of the property). Panelled ceiling. Picture rail. Radiator.

## BEDROOM TWO

Window to the front with fitted shutters. Wardrobes with internal lighting (will remain and are included with the sale of the property). Panelled ceiling. Radiator. Picture rail.

## RE-FITTED SHOWER ROOM

Large walk in shower with both hand held attachment and rain shower. Wash hand basin with mixer tap and vanity drawers below. Low level WC. Obscured glazed window to the side. Downlighters. Heated towel rail. Tiled floor. Fully tiled walls. Panelled ceiling. Downlighters.

## SEPARATE WC

Low level WC. Obscured glazed window to the side. Radiator. Tiled floor. Panelled ceiling.

## OUTSIDE

### FRONT

Tastefully hard landscaped and principally laid to a herringbone brick driveway suitable for parking up to 5 vehicles off street. This is surrounded by good hedging on all boundaries. Here you can access to the property's front door and a side access to the rear garden.

## CAR PORT

Accessed via electronically controlled roller door to the side. Outside tap. Outside power. Lighting. This affords parking for a further 2-3 vehicles.

## SIDE GARAGE

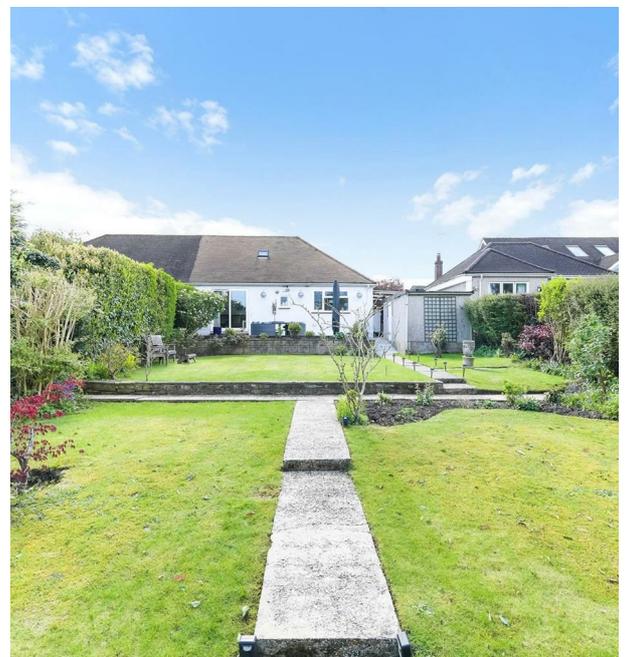
With up and over door to the front. Connecting door to the side. Power and lighting.

## REAR GARDEN

32.00m x 13.41m approximately (105'0 x 44'0 approximately) Tastefully landscaped by the present owner. There is a patio expanding the immediate rear width with a planter surrounding. The circular patio furniture set and wooden garden furniture to remain and is included in the sale of the property. Outside lighting and recessed lighting. There are steps down to the first area of the garden where there is a central pathway with lawn either side, flower and shrub borders. Small steps leads to a further pathway which leads to the end of the garden where there is a further larger area of lawn with flower/shrub borders and some mature trees and a wildlife area. The garden affords a good degree of privacy.

## COUNCIL TAX

Reigate and Banstead BAND E £2,859.20 2024/25

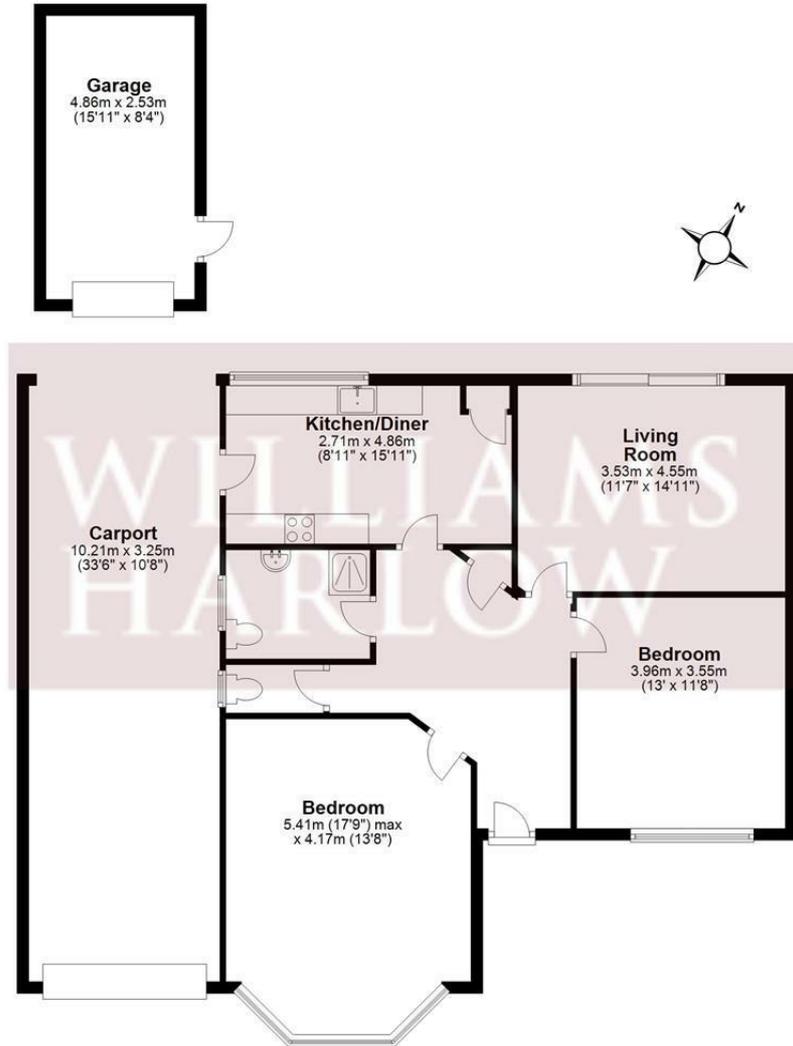


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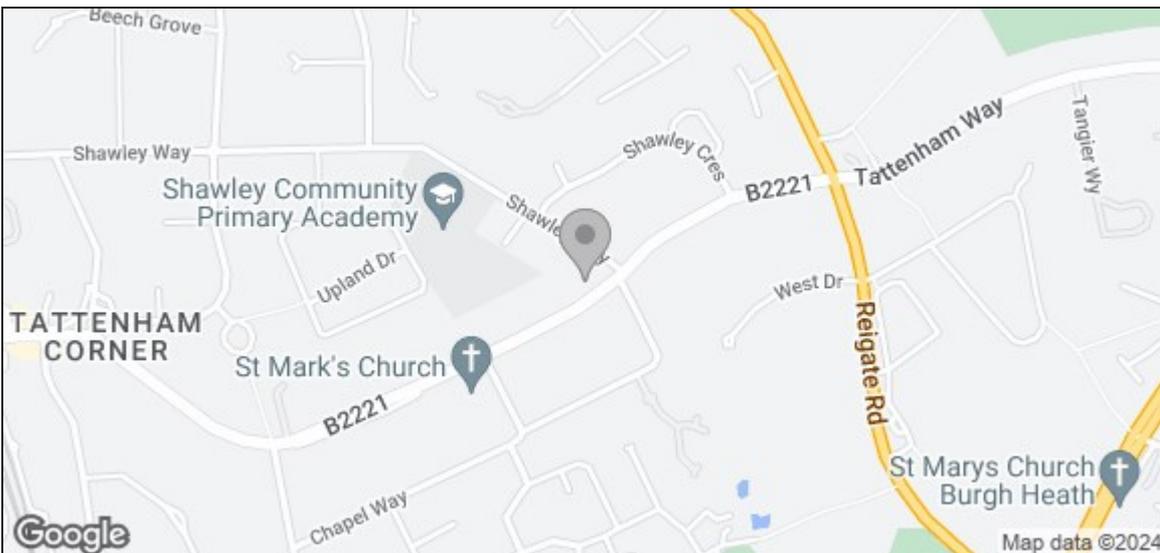
**WILLIAMS  
HARLOW**

**Ground Floor**

Approx. 83.8 sq. metres (902.5 sq. feet)



Total area: approx. 83.8 sq. metres (902.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	67	
(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	