



Chapel Way, Epsom

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Stunning end of terrace family home
- Periphery of the Epsom Downs
- Close to Tattenham Corner station & shops
- Three bedrooms
- 37ft living/dining/kitchen space
- Stylish kitchen with lantern roof window
- Contemporary family bathroom
- 110ft rear garden
- Off street parking for several cars
- Scope to extend STPP



The Personal Agent are pleased to present this attractive end of terrace home that is located within a quiet and popular residential road which is just a short walk from Tattenham Corner Station and the wide open spaces of the world famous Epsom Downs.

The property is presented in very good order throughout and benefits from a 37ft living/dining/kitchen space with roof lantern allowing light to flood in and a bank of bifolds providing access to the 110ft rear garden, upstairs there are three nicely proportioned bedrooms a modern family bathroom too.

Walking around the property the attention to detail and high standard of finish is immediately evident, with upgrades and stylish design touches that create what we feel is the perfect turn-key family home, in a superb location with longevity and access to nature in abundance.

Immediate inspection is strongly advised to fully appreciate the amazing position and amount of detail the owner has put into this wonderful detached family home.

As soon as you set foot into the property, its easy to see why its so special. The front door leads you into a hallway from which all of the spaces flow perfectly as well as providing a great welcoming feel.

There is an absolutely stunning kitchen/dining/family room with herringbone flooring, stylish kitchen island and doors opening to the patio area. The ground floor is completed by a useful downstairs W.C.

On the first floor there are two double bedrooms, one with bay window and the other overlooking the pretty garden, a third nicely proportioned bedrooms and contemporary white family bathroom.

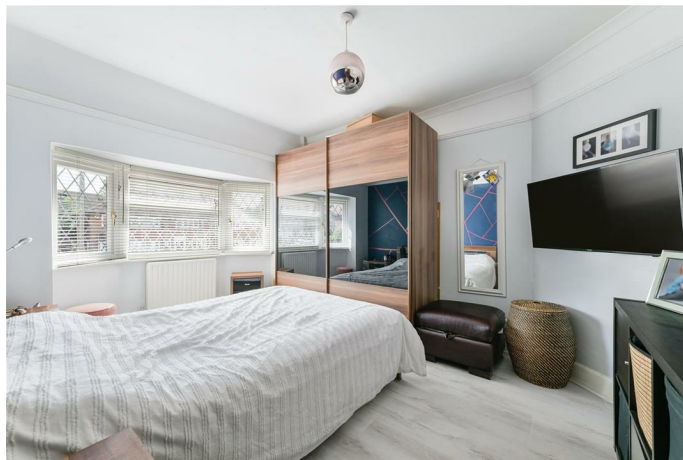
Further noteworthy points to mention include a generous 110ft garden which benefits from a good level of privacy, large patio areas at both ends of the garden and storage shed, a large block paved front driveway which provides off street parking for two/three cars, full double glazing and the potential to extend in line with many neighbouring homes if you did require more space (subject to planning permission).

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 band - D

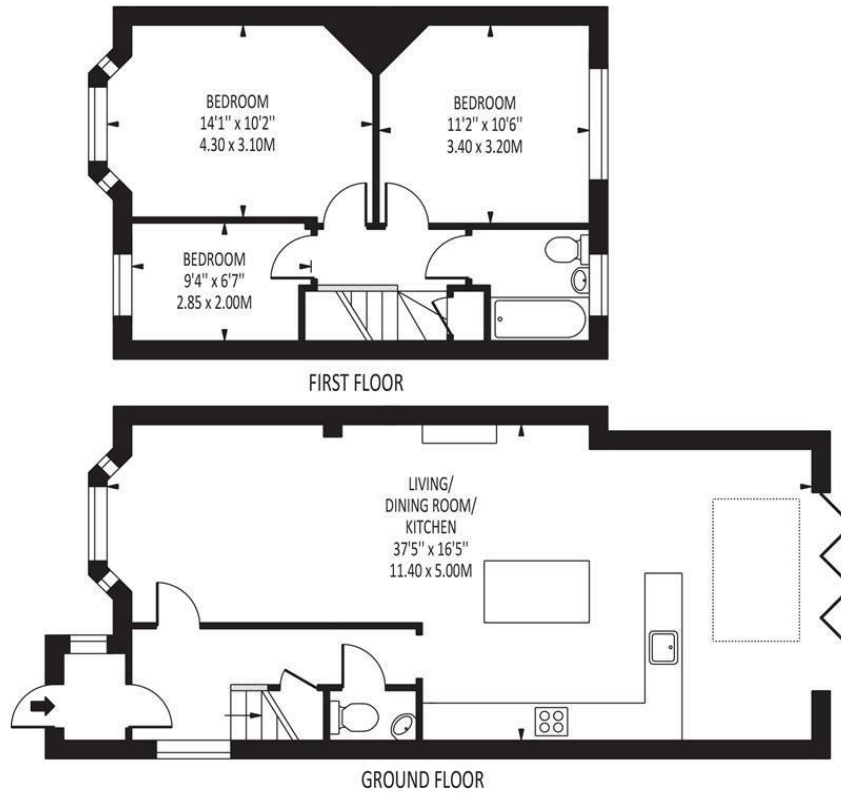




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Chapel Way  
Total Area: 1019 SQ FT • 94.66 SQ M



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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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