



Chapel Way, Epsom

The **PERSONAL** Agent

Asking Price £600,000

Freehold

- 1058 sq ft property
- Detached bungalow
- Two bedrooms
- Lounge/dining room
- Separate kitchen (11 x 11)
- Shower room
- Detached garage (16 x 8'6)
- Corner plot
- Room to extend (s.t.p.p)
- No onward chain

Welcome to Chapel Way, Epsom - a charming location that could be the perfect setting for your new home! This delightful detached two bedroom bungalow offers a cozy lounge through dining room, ideal for relaxing or entertaining guests. With two bedrooms, this property provides ample space for a small family or those looking for a spare room or home office.

The detached garage adds convenience and extra storage space, making this property not only a lovely home but a



practical one too. At 1,058 sq ft, there is plenty of room to make this house your own and create a comfortable living space.

The property comprises entrance porch leading to a hallway. Off the hallway there are two double bedrooms; a shower room, kitchen and a living/dining room. Outside there is a detached garage and off street parking.

The property is within easy reach of Tattenham Corner railway station and parade of shops. Also the world famous

Epsom Downs racecourse is within walking distance. There are good local transport links to the A217 with easy access to the M25 and the A3 with access to the capital.

Tenure - Freehold



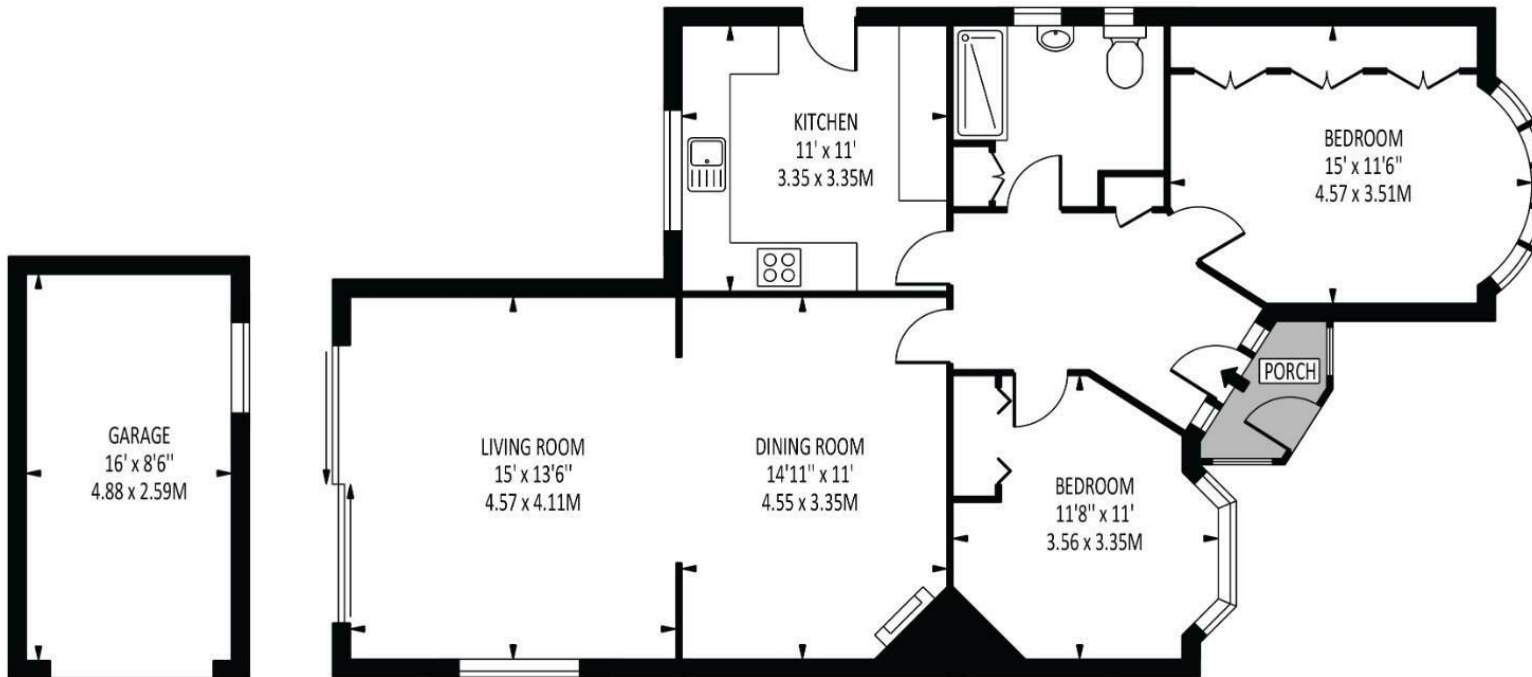


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Chapel Way

Total Area: 1058 SQ FT • 98.32 SQ M
(Including Garage)
Garage Area : 136 SQ FT • 12.64 SQ M



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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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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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