



Great Tattenhams, Epsom

The **PERSONAL** Agent

£795,000

Freehold

- Entrance hall with cloakroom/shower room & study area
- Good size front sitting room
- Fitted kitchen-dining room with dining area & utility room
- Family/sitting room
- Downstairs bedroom four
- Master bedroom with fitted wardrobes & ensuite
- Guest bedroom with fitted wardrobes
- Bedroom three with fitted wardrobes
- Large driveway leading to the garage
- Rear garden with patio area, lawn & home office/cabin

This attractive four bedroom extended semi detached property offers very spacious and well appointed accommodation throughout. Lovely large rear garden, large driveway and garage.

The accommodation comprises: Spacious entrance hall with study area, downstairs shower room/cloakroom, good size front sitting room, superb luxury fitted kitchen-dining room with integrated appliances, breakfast bar and large utility room, dining area with doors to the garden and further sitting/family room and large downstairs bedroom four.



The first floor has very spacious Master bedroom with fitted wardrobes and ensuite shower room, large Guest bedroom with fitted wardrobes and bedroom three with fitted wardrobes and spacious modern fitted family bathroom. Double glazing and gas central heating.

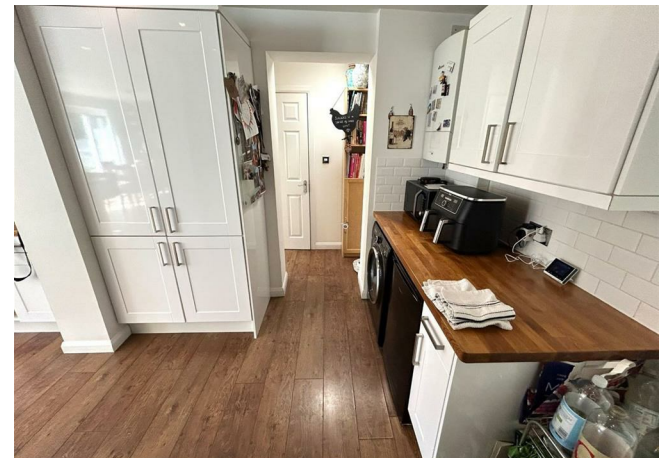
The property is approached via its own good size driveway leading to the garage. The beautiful and very large rear garden is a real feature with its large terrace, lawn areas, well stocked borders and cabin/home office.

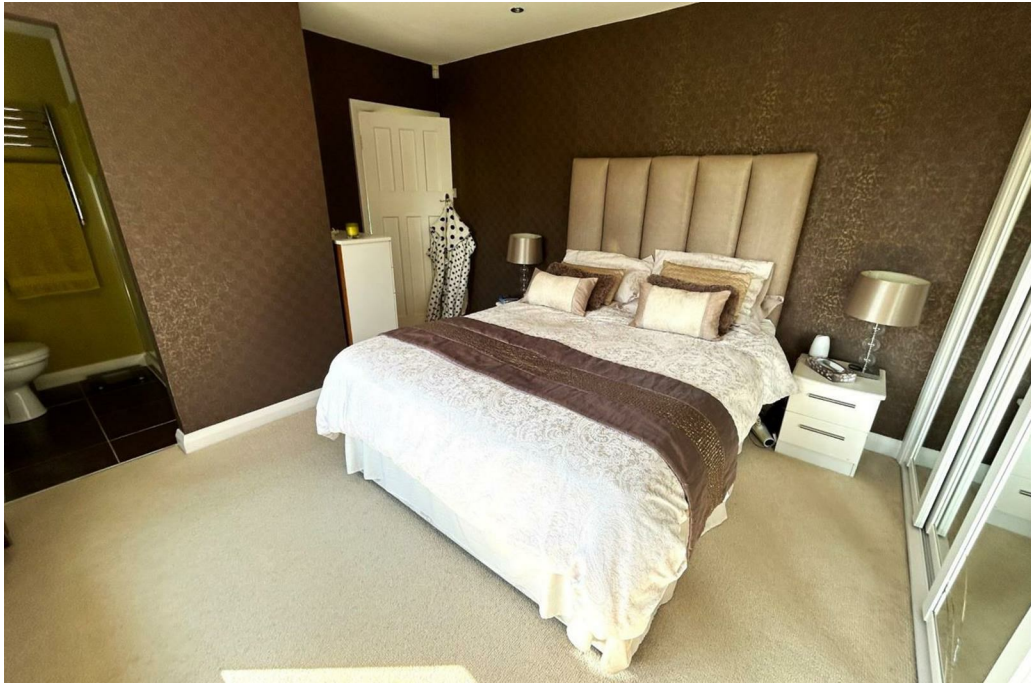
Ideally situated within easy reach of Tattenham

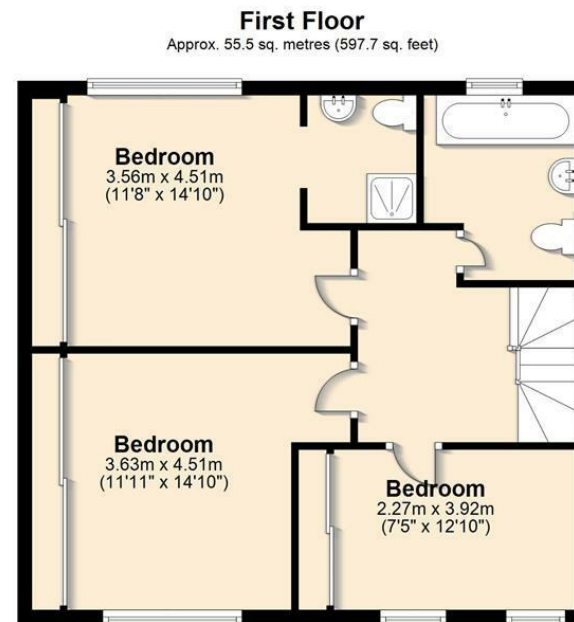
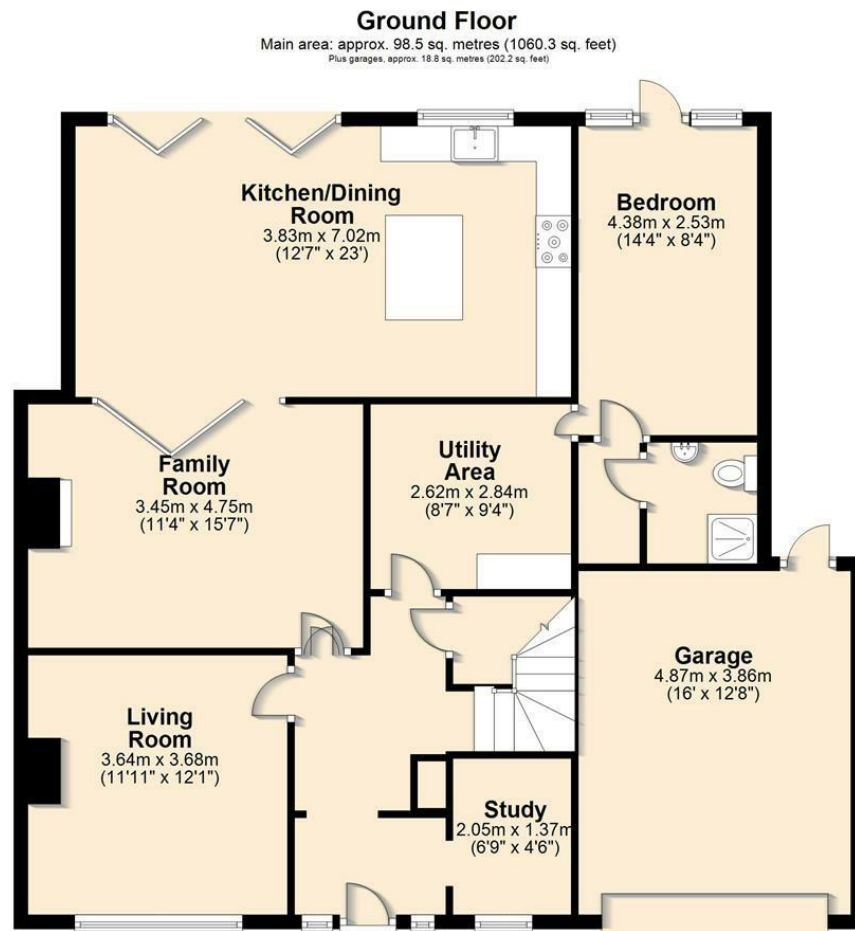
Corner with its excellent local shops, restaurants and cafe's, and train station with direct link to London Bridge.

Epsom Downs with its acres of open countryside is on the doorstep, the nearby A217 road link affords easy access to large towns and the M25 at junction 8.

Tenure - Freehold
Council tax band - E







Main area: Approx. 154.0 sq. metres (1658.0 sq. feet)
Plus garages, approx. 18.8 sq. metres (202.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

