



The **PERSONAL** Agent

Tattenham Grove, Epsom

Guide Price £725,000

Tattenham Grove

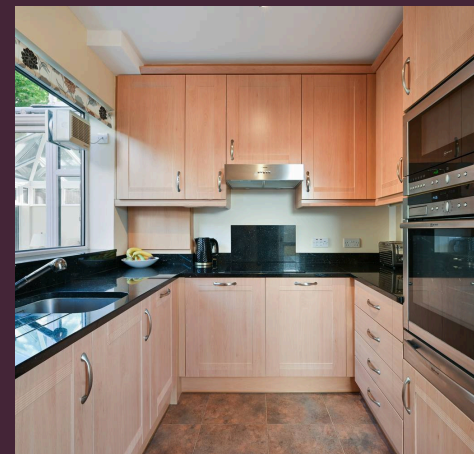
Epsom

- Detached family home
- Three well proportioned bedrooms
- Opportunity to extend and update (STPP)
- 24 ft reception/dining room
- Conservatory
- Modern shower room
- Detached garage
- Off street parking for several cars
- Large rear garden
- Close to Shops & Station

The Personal Agent are pleased to present this attractive three bedroom detached home on the periphery of the world famous Epsom Downs. Beautifully presented, this fantastic home must be viewed first hand to fully appreciate the generous accommodation.

Set behind a good frontage the property enjoys ample parking on a block paved driveway which creates a great first impression. The garden is a key selling point and measures 85ft x 35ft, it's brilliantly proportioned and mainly laid to lawn with mature trees and shrubs making it beautifully private. To the rear is a fantastic patio area which is the perfect place to enjoy a glass of wine.

Located only a stones throw from Epsom Downs with over 650 acres of ancient woodland walks and wide green open spaces to enjoy, the location mirrors this fine and well balanced family home.





Description

Dating back to the 1950s and occupying a level plot, this appealing detached home offers an ideal blend of immediate comfort and exciting future potential.

Ready to move straight into, it provides a welcoming setting for everyday family life, with plenty of scope to personalise and extend (subject to the necessary planning permissions), creating a home that can evolve with you over time.

At the heart of the ground floor is a spacious lounge/dining room, with windows to all aspects allowing natural light to flood in and creating a lovely environment for relaxing and entertaining.

A conservatory extends the living space, with double doors opening directly onto the garden, while a modern kitchen completes the ground floor.

Upstairs, three bedrooms are served by a contemporary shower room.



The generous loft space offers potential for conversion, while the property may also lend itself to an extension across the rear elevation, subject to the necessary consents.

This is an exciting opportunity to create a home tailored to your lifestyle, with the flexibility to adapt and grow in the years ahead. Epsom Downs offers an idyllic outdoor lifestyle, with wide-open chalk downland perfect for long dog walks, morning runs, or relaxed weekend strolls.

Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



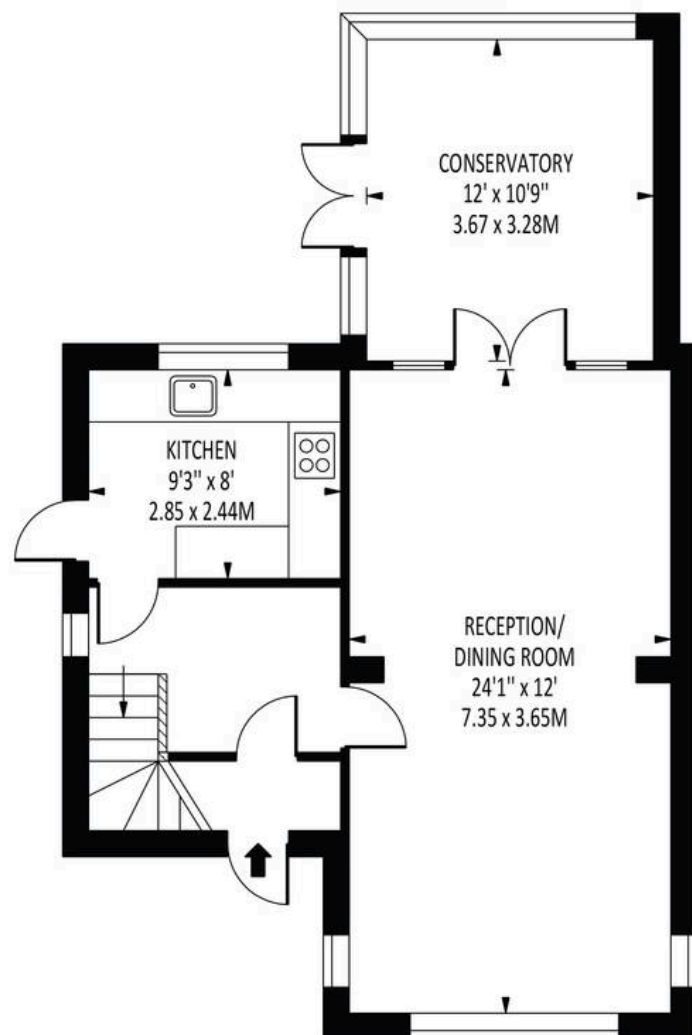


Tattenham Grove

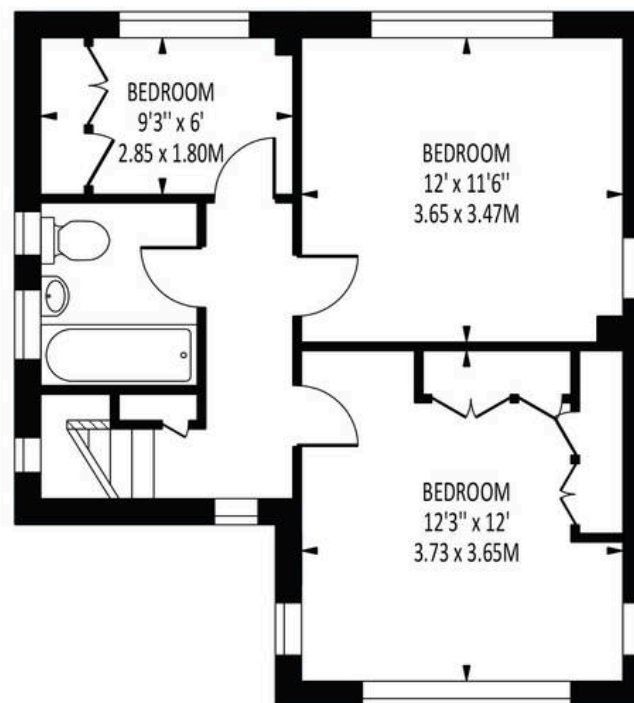
Total Area: 1227 SQ FT • 113.98 SQ M

(Including Garage)

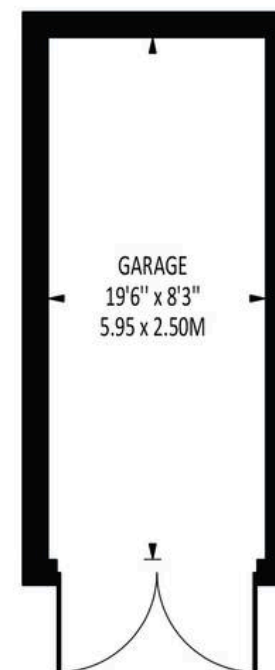
Garage Area : 160 SQ FT • 14.88 SQ M



GROUND FLOOR



FIRST FLOOR



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.



The Personal Agent Epsom

The Personal Agent Ltd 2 West Street, Epsom – KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/