



Ellington Way, Epsom

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Fully renovated & extended family home
- Five bedrooms & two bathrooms
- Kitchen/dining room with central island
- Family room with bi folds linking to garden
- Separate living room with bespoke storage
- Utility room & downstairs cloakroom
- Generous driveway with access to garage
- Southerly facing landscaped rear garden
- Close to Epsom Downs, Shops & Station
- Turn key home set in a cul de sac location

Designed with modern family living in mind, this exceptional home has been thoughtfully transformed into a spacious and versatile residence, combining contemporary finishes with practical everyday spaces.

The current owners undertook a complete renovation of the property, creating a home that feels as though it has been built around the way families live today. The improvements include a loft conversion, rear extension, reconfigured ground floor layout, replacement windows and doors, updated heating system, and a complete external refresh. The result is a bright and beautifully presented home where every area has been carefully considered.

The entrance sets the tone immediately, with stylish Amtico flooring running throughout the ground floor and a welcoming hallway leading to the main living spaces. The sitting room offers a comfortable retreat, featuring bespoke fitted storage surrounding the television area, a clever blend of design and functionality.

At the centre of the property is the impressive kitchen and family space. The kitchen has a timeless feel, with soft grey Edwardian-inspired shaker units, sleek white worktops, and a substantial island creating a natural gathering point. High quality integrated Neff appliances complete the space, while the adjoining extension provides a superb additional reception area flooded with



daylight. With bi-fold doors opening onto the garden, this is a room made for relaxed evenings, entertaining, and family time. A separate utility room with vaulted ceiling adds further practicality.

Across the upper floors, the accommodation has been arranged to offer flexibility for a growing family. The principal suite occupies a generous position at the front of the property, featuring a dressing area with fitted wardrobes and its own en suite. Further bedrooms are spread across the remaining floors, including two rooms on the first floor and two additional bedrooms on the top floor, alongside a well-appointed family bathroom and useful storage within the eaves.

Outside, the attention to detail continues. The front of the property benefits from a recently laid driveway providing parking for several vehicles, alongside access to the garage where the newly installed boiler is located. The rear garden has been redesigned to create an attractive and low-maintenance outdoor space, with a neat lawn and smart fencing providing the perfect backdrop for summer days.

The location offers an excellent balance of convenience and open space. Epsom Racecourse is within walking distance, providing extensive green areas and a backdrop to one of the country's most iconic sporting events. Tattenham Corner offers local amenities including shops, healthcare, and

dining, while Epsom town centre provides a wider range of retail, restaurants, and leisure facilities.

For an active lifestyle, Tadworth Sports Centre and Downs Wood Tennis Club are nearby. Transport links are strong, with rail services from Tattenham Corner and Epsom Downs into central London, along with local bus routes to surrounding towns. The area is also well regarded for schooling, with a number of respected independent and state options nearby, including Rosebery School, Glyn School, Chinthurst, Aberdour, Epsom College, and City of London Freeman's.

A rare opportunity to acquire a fully modernised family home in a sought after location.

Tenure- Freehold
Council Tax Band- G



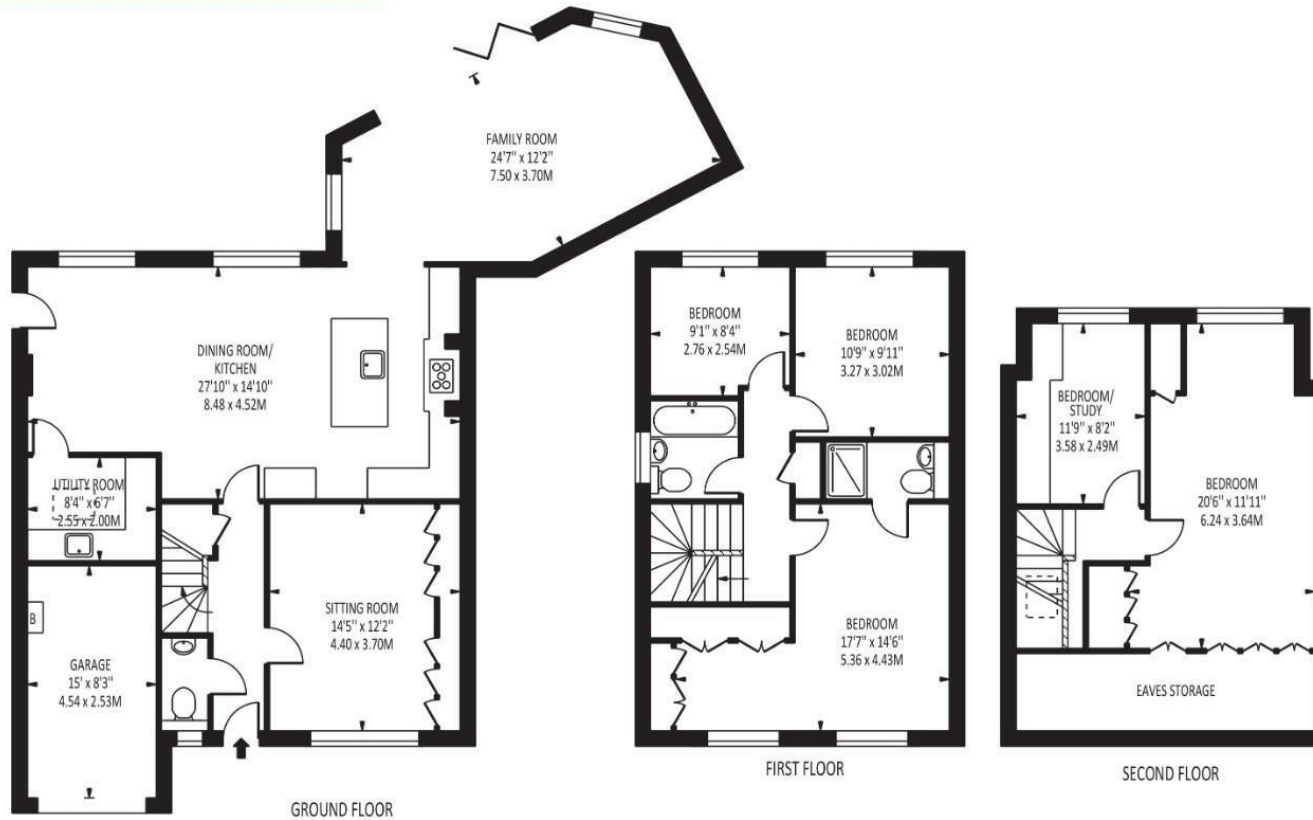


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Total Area: 2142 SQ FT • 199.00 SQ M
 (Including Eaves Storage & Garage)
 Eaves Storage Area : 94 SQ FT • 8.70 SQ M
 Garage Area : 124 SQ FT • 11.49 SQ M



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)	A		82
(81-91)	B		
(69-80)	C	75	
(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	

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