



No Display Address Found

Guide Price **£625,000**

Situated on a quiet residential road near the heart of Epsom Downs, this beautifully presented three double bedroom semi-detached 1930's home offers over 1,300 sq ft of well-planned living space, comprising a bright and spacious double length reception room leading to a conservatory currently utilised as a playroom, complemented by a large and stylish part integrated kitchen. On the first floor, you'll find two generously sized double bedrooms and a sleek family bathroom suite with twin "his and hers" basins, complete with a panel-enclosed bath and separate walk-in shower. The second floor is dedicated to an impressive principal suite, boasting its own luxurious bathroom.

Throughout, the home is well maintained and tastefully presented, benefiting from UPVC double glazing and gas central heating, off street parking and an exceptional landscaped rear garden. Early Viewings Are Highly Recommended.

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2



Upon entering, you are greeted by a bright and spacious hallway perfect for receiving guests (or storing a buggy) with hard wood flooring and bespoke glass panelled balustrades allowing natural light to flood the area this flows naturally in to the beautiful double-length reception room, offering an inviting space for relaxation and entertaining with roll top radiators and feature log burner with the added benefit of a delightful conservatory, providing additional living space and a lovely connection to the outdoors. The stylish, part-integrated kitchen is well-appointed, ready for culinary adventures and can also be accessed via the side passage - perfect for unloading the weekly shop straight in to the kitchen.

The first floor hosts two generously proportioned double bedrooms, each offering comfortable and airy retreats. A sleek family bathroom, complete with twin "his and hers" basins, a panel-enclosed bath and separate waterfall shower, serves this floor with contemporary elegance. The converted loft/ second floor is where you'll discover an impressive principal bedroom suite, featuring a luxurious private shower room, adding a touch of indulgence.

Externally, the property boasts a large, carefully considered landscaped rear garden, arranged in sections for entertaining and enjoyment. It features a spacious paved patio for al fresco dining, an area laid to lawn, and a unique upper level with a charming enclosed duck pond/chicken coup, handcrafted tree-house, and useful storage sheds. A separate brick-built store provides further practicality. To the front, a driveway offers convenient off-street parking for more than two vehicles.

Excellently located, the property is within easy reach of Epsom Downs and Tattenham Corner, providing a variety of local amenities, including shops, cafés, and restaurants. Commuting is made simple with regular train services from Tattenham Corner station to London Bridge and Victoria. The surrounding area offers a range of well-regarded schools and numerous recreational opportunities, from local parks to golf clubs.



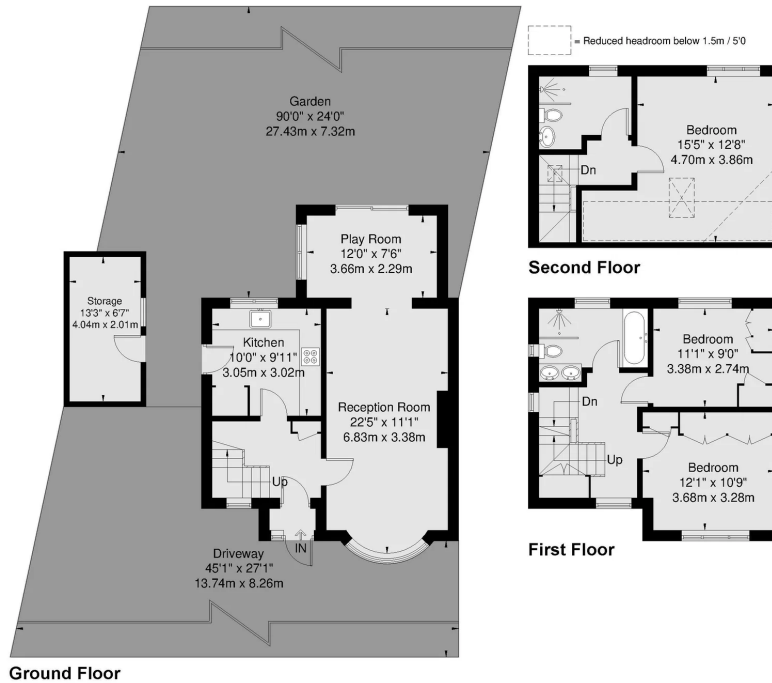


Sam Lloyd

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Upland Way

Approx Gross Internal Area
 Ground Floor = 50.0 Sq m / 538 Sq Ft
 First Floor = 38.0 Sq m / 409 Sq Ft
 Second Floor = 30.7 Sq m / 330 Sq Ft
 Storage = 8.1 Sq m / 87 Sq Ft
 Total = 126.8 Sq m / 1364 Sq Ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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