

# Kennedys'

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13, Chapel Way  
Epsom  
KT18 5TE

Nestled in this quiet residential area close to the heart of Epsom Downs and Epsom Downs Primary School, is this attractive four bedroom end of terrace home offering some 1652 sq ft of living accommodation.

£675,000



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- Four bedroom end of terraced family home
- Open plan kitchen/dining room/conservatory
- Two double and single bedroom to first floor
- Rear garden home office/studio room and workshop
- Fully fitted shaker style kitchen
- Sitting room with wood burning stove
- Main bedroom with en-suite shower room and walk in wardrobe
- Off street parking for two cars



# PROPERTY DESCRIPTION

Through an enclosed entrance porch the entrance hall with solid wood oak flooring leads to an open plan kitchen/dining room/conservatory with views to the rear garden.

The fully fitted shaker style kitchen with solid wood oak worktops and a wealth of wall and base units includes: Bosch stainless oven, Bosch stainless four ring gas hob, Bosch stainless hood, integrated fridge/freezer, Bosch washing machine, Bosch dishwasher, tumble dryer, and Bosch under counter freezer.

The sitting room with feature bay window to the front enjoys a wood burning stove and leads to the open plan kitchen/dining room/conservatory.

On the first floor there are two good sized double bedrooms, a single bedroom and fully tiled family bathroom with panel enclosed bath and waterfall shower over. The second floor hosts the main bedroom with walk in wardrobe, en-suite shower room and built in eves cupboards. The property is beautifully presented throughout with UPVC double glazing and gas fired central heating via radiators.

Outside the rear garden enjoys two paved patios, the upper offering dining opportunities, the lower with pond is an ideal place to socialise and enjoy the evening sun. At the bottom of the garden is a home office and studio room completed with kitchenette, bathroom and workshop. To the front of the property the block paved drive provides parking for two cars.







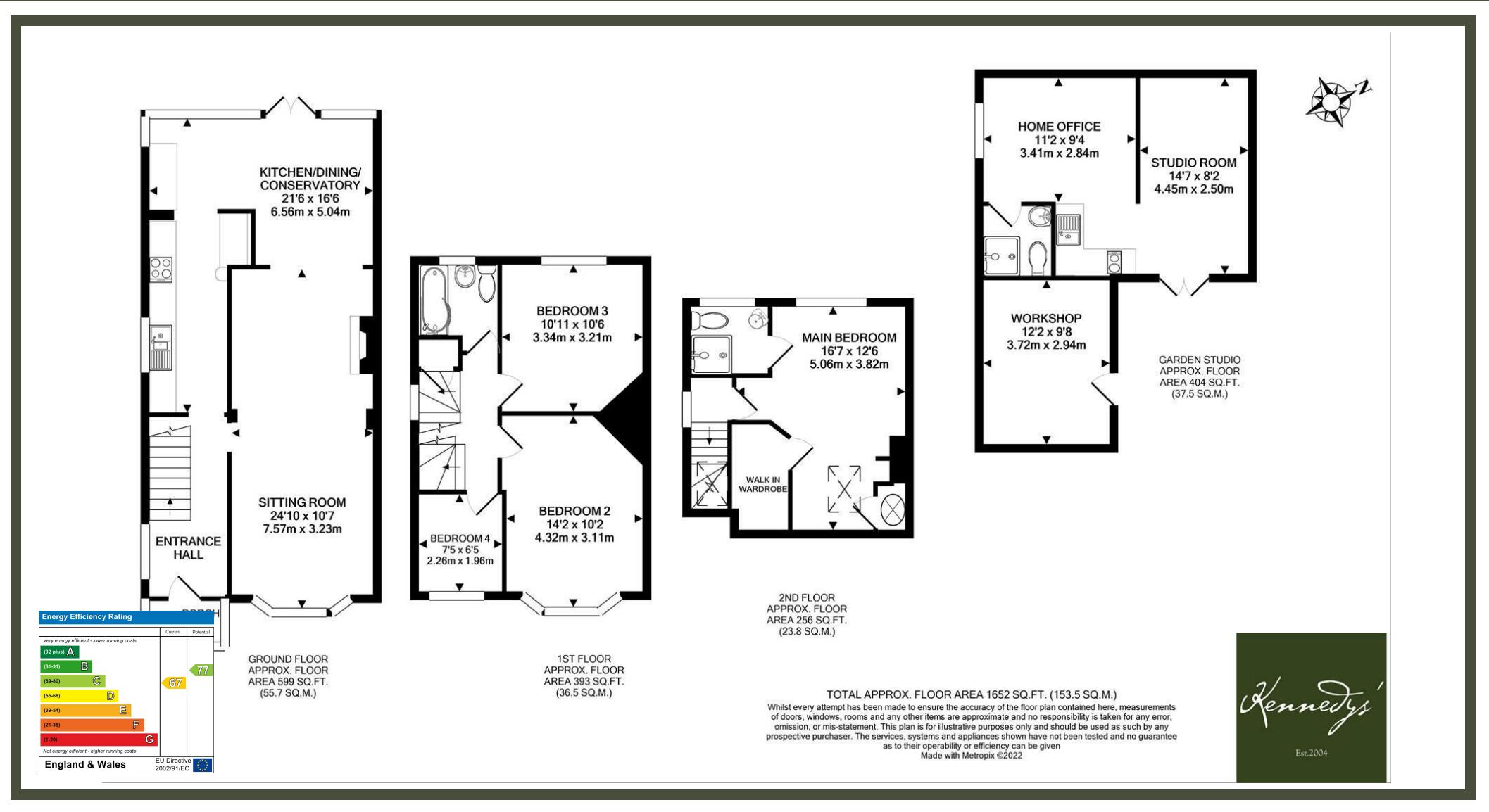


## PROPERTY DESCRIPTION

Epsom Downs and Tattenham Corner are within easy reach, providing a range of local facilities. The shops at Tattenham Corner include a Co-Op, pet shop, Wine Rack, cafés, electrical retailer, hairdressers, Fish and Chip shop and two restaurants. Tattenham Corner station provides a regular service to both London Bridge and Victoria, and there is a choice of local schooling within easy reach for both the State and independent sector. The villages of Tadworth and Banstead also offer additional facilities, and the busy shopping town of Epsom is just over three miles away. Recreational facilities can be found at nearby Tadworth Leisure Center, Surrey Downs Golf Club and Kingswood Golf Club.

If you require further information or want to book a viewing, please call a member of the Kennedys' sales team.

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**TENURE:** Freehold

**EPC RATING:** D

**COUNCIL:** Reigate & Banstead

**TAX BAND:** D

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