

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



4



2



2



2

- 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.







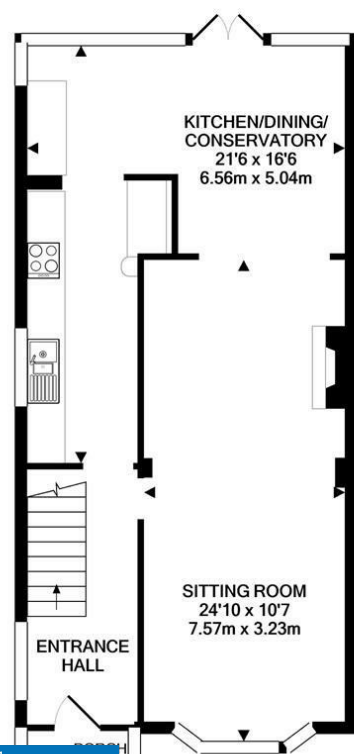


PROPERTY DESCRIPTION

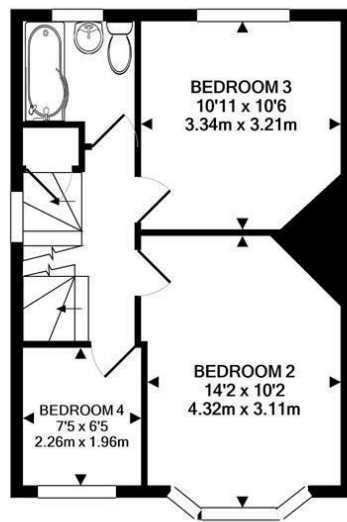
Epsom Downs and Tattenham Corner are within easy reach, providing a range of local facilities. The shops at Tattenham Corner include a Co-Op, pet shop, Wine Rack, cafés, electrical retailer, hairdressers, Fish and Chip shop and two restaurants. Tattenham Corner station provides a regular service to both 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.

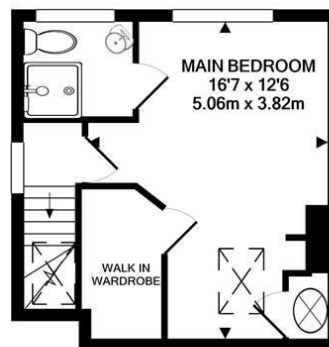
A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'K' and ending with a long, sweeping tail.



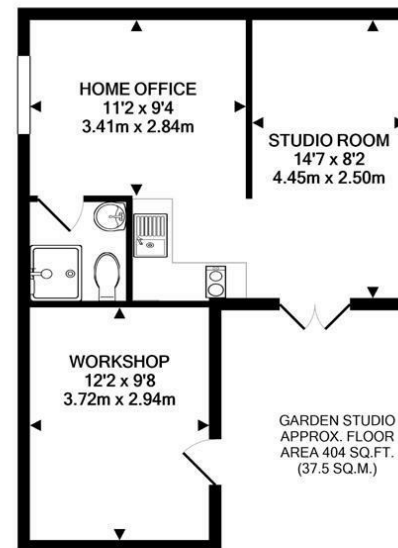
GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)



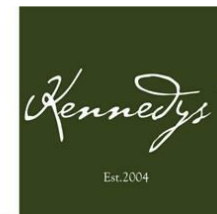
GARDEN STUDIO
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1652 SQ.FT. (153.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
67	77
England & Wales	
EU Directive 2002/91/EC	



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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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