



Andrew Burn
Property
exp

1 Stanton Grove
Tadworth, Surrey
KT20 5FJ
0203 960 5004

Downland Close, Epsom, Surrey, KT18 5SQ

Offers Over £550,000

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Ref: JW1252. Situated in a cul-de-sac in Tattenham Corner, this three-bedroom family home offers well-balanced accommodation with potential for refurbishment and expansion, all within a convenient location.

Upon entering, an entrance hall provides storage and a downstairs WC. To the front, the lounge features a bay window overlooking the secluded front garden. This versatile space offers a comfortable area for relaxation.

Positioned at the rear of the property, the separate fitted kitchen provides workspace and storage, housing the updated gas combination boiler. With direct access out to the secluded rear garden, this layout offers potential for creating a large rear extension, subject to the necessary consents, allowing for an open-plan kitchen/dining/living area that flows into the garden.

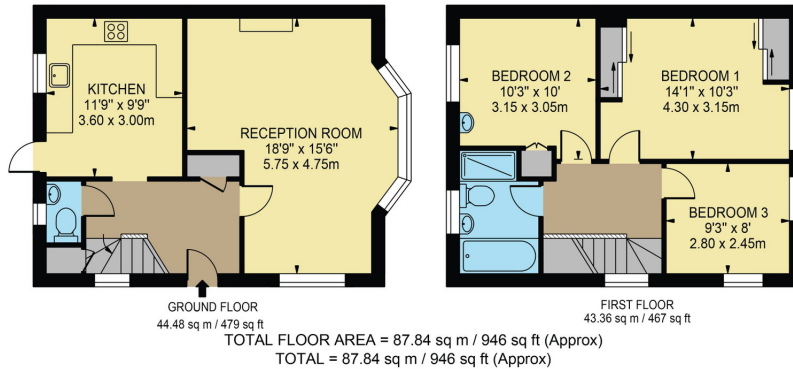
The private rear garden, with its established hedges, provides outdoor space for enjoyment, connecting through to the secluded front garden. The property also benefits from a private driveway providing off-street parking.

Ascending to the first floor, there are three well-proportioned bedrooms. The principal bedroom is generously sized. The third bedroom offers flexibility for various uses. These are complemented by an updated family bathroom.

Extending to approximately 946 sq ft, this residence provides living space with potential for a loft conversion (subject to consent) and the addition of a garage, further enhancing its functionality. The property is offered to the market with no onward chain.

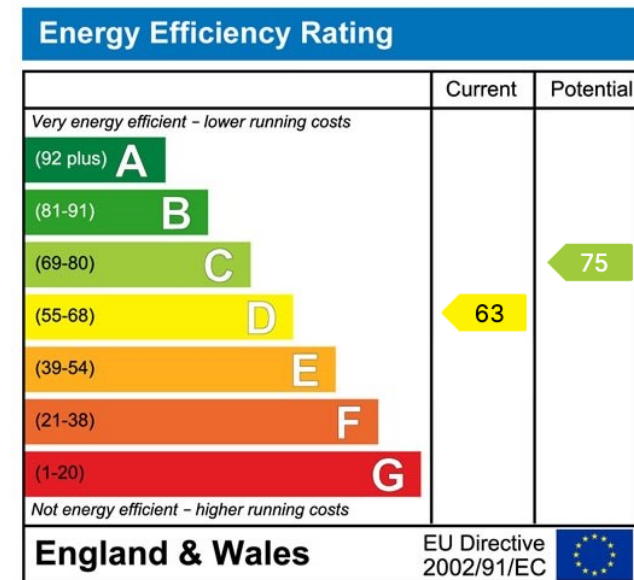
This home is located just a short walk from the shops at Tattenham Corner, providing immediate access to local amenities including a doctor's surgery and library. The open spaces of Epsom Downs are also within easy reach, suitable for outdoor pursuits. Local schools and Tattenham Corner train station are within a short walk, offering convenient transport links into London. This makes the area practical for families and commuters alike.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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

- Ref: JW1252. Entrance hall with storage and downstairs WC
- Spacious front reception/ dining room with bay window
- Secluded rear garden ideal for families and entertaining
- Generous principal bedroom
- Quiet cul-de-sac location
- Good size kitchen to the rear with storage and downstairs WC
- Large Southerly facing front garden
- Three well-proportioned bedrooms
- Re-fitted family bathroom on the first floor
- Driveway providing off street parking



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