



Royal Drive, Epsom

The PERSONAL Agent

# Guide Price £475,000

## Freehold

- No onward chain
- Periphery of Epsom Downs
- Secluded cul de sac
- Close to shops & station
- Two bedroom bungalow
- Spacious reception room & conservatory
- Shower room
- Pretty and secluded garden
- Garage en bloc

Occupying a fantastic position within the cul de sac, this semi detached bungalow is offered to the market with no ongoing chain. The bungalow is in good condition and ready to move into but there is further opportunity for the new owner to really customise, personalise and place their own stamp on the property.

With a balanced layout that includes an 19ft living room that enjoys sliding doors onto a bright conservatory which then provides access to the beautifully maintained private garden. This property is ideally located for access to Tattenham Corner parade of shops and Tattenham Corner railway station, both stones throw away.



Viewing is strongly advised to fully appreciate the position and potential that this property offers.

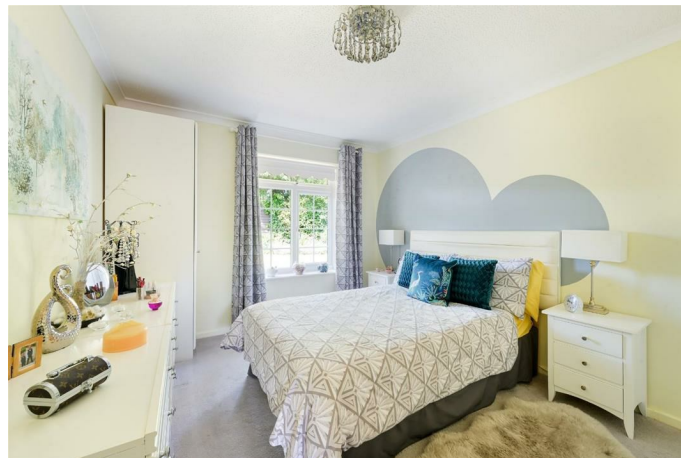
The property has been well taken care of and has a great feel to it as soon as you step inside. Full accommodation briefly comprises hallway with built in storage cupboard, large lounge, conservatory, kitchen with integrated appliances as you'd expect from a modern space, two well proportioned bedrooms and shower room. This bungalow is completed by a low maintenance and secluded rear garden and garage en bloc.

Royal Drive is a highly sought-after and rarely available cul de sac located on the East side of the Epsom Downs within the Tattenham Corner area. It is

situated within close proximity of the Tattenham Corner parade with its comprehensive range of shops but also only a short walk from the open spaces of the Epsom Downs with its racecourse and ancient woodland providing a perfect balance between town and country living.

The area is very well served by trains from Tattenham Corner to London Bridge and the nearby Epsom station to London Waterloo and London Victoria, there is easy access to the M25 and A3 with Gatwick and Heathrow airports within driving distance.

Tenure - Freehold  
Council tax band - D



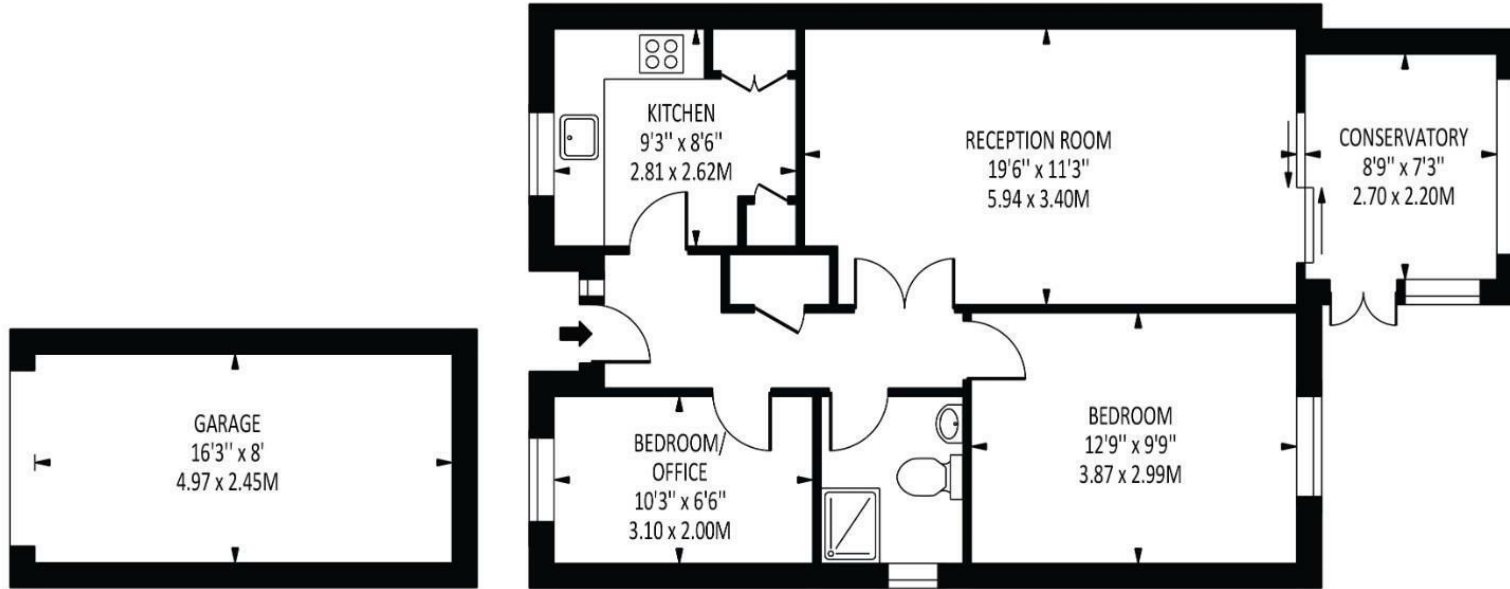


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### Royal Drive

Total Area: 802 SQ FT • 74.54 SQ M  
(Including Garage)  
Garage Area : 131 SQ FT • 12.18 SQ M



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>67</b>               | <b>79</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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.

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