



Ellington Way, Epsom

Guide Price **£1,500,000**



Ellington Way

Epsom

Spacious 6-bed detached home in quiet cul-de-sac near Epsom Downs. Flexible layout/annexe potential, 2 en-suites, large garden, garage, parking, and close to Tattenham Corner station and amenities. Call now to view!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Executive Detached
- Annexe Potential
- Quiet Cul-De-Sac
- Six Bedrooms
- Two En-Suites
- Spacious Kitchen/Breakfast Room
- Large Utility/Ancillary Kitchen
- Large Sunny West Facing Garden
- Off Street Parking For Several Vehicles
- 10 Minute Walk To Local Amenities & Station



Tucked away in a quiet and highly desirable cul-de-sac near the renowned Epsom Downs, this substantial executive detached home offers exceptionally flexible accommodation, perfectly suited to modern family life.

The property features six spacious bedrooms, with scope to create a self-contained annexe—ideal for multi-generational living or visiting guests. At its heart is a generous kitchen/breakfast room, designed for both everyday family use and entertaining. A dual-aspect sitting and dining room is flooded with natural light, providing an inviting space for both relaxed living and more formal occasions. A spacious sun room and additional family room offers further versatility, easily adaptable as a playroom, home office, or snug. The home also benefits from a master bedroom with en-suite, a stylish family bathroom, a downstairs bathroom with shower cubicle, and a downstairs/guest W.C., ensuring convenience for busy households. A large utility or secondary kitchen adds further practicality.

Outside, the well-maintained rear garden enjoys a sunny westerly aspect, with a spacious patio ideal for outdoor dining. The lawn is bordered by mature trees and established planting, creating a private and tranquil setting. To the front, a driveway provides off-street parking for multiple vehicles, alongside an attached garage for secure parking or additional storage.

The location is equally appealing, with Tattenham Corner's local amenities and station just a short ten-minute walk away, offering excellent transport links and everyday convenience.

Combining generous proportions with a highly adaptable layout, this impressive home presents a rare opportunity to secure a detached property in a peaceful yet well-connected setting. Ideal for growing families or those seeking flexible living space, it delivers both comfort and practicality in equal measure.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

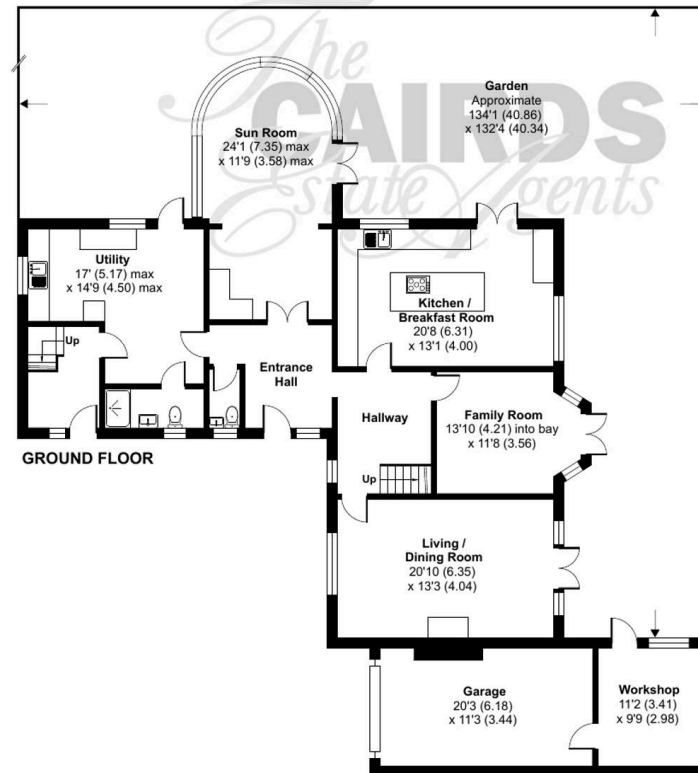
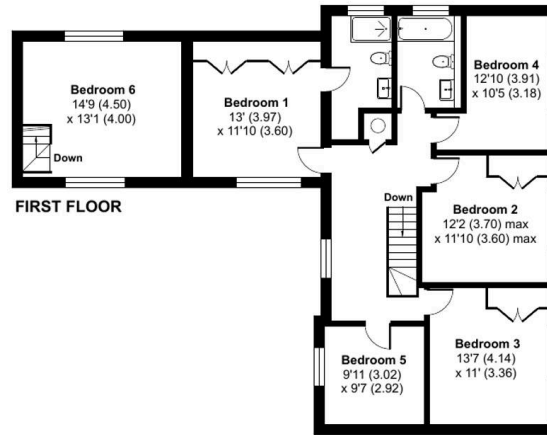
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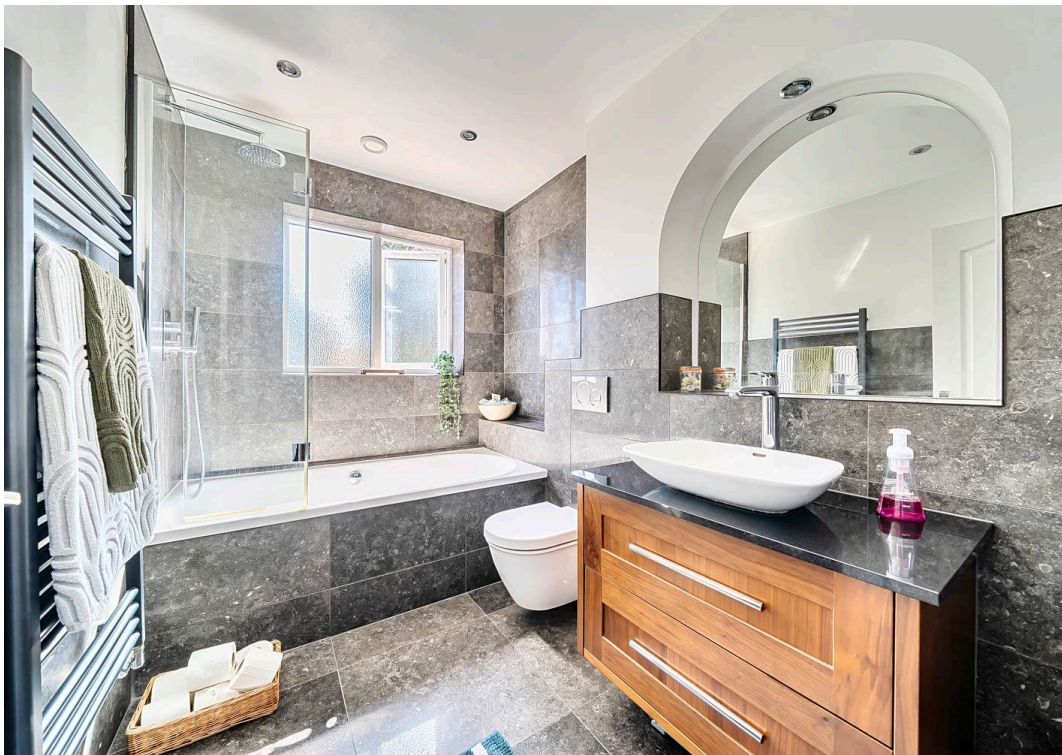
Approximate Area = 2747 sq ft / 255.2 sq m

Garage = 345 sq ft / 32 sq m

Total = 3092 sq ft / 287.2 sq m

For identification only - Not to scale







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