

The PERSONAL Agent

# Ellington Way, Epsom

Guide Price £1,150,000

# Ellington Way

## Epsom

- Fully renovated & extended family home
- Five bedrooms & two bathrooms
- Kitchen/dining room with central island
- Family room with bi folds linking to garden
- Separate living room with bespoke storage
- Utility room & downstairs cloakroom
- Generous driveway with access to garage
- Southerly facing landscaped rear garden
- Close to Epsom Downs, Shops & Station
- Turn key home set in a cul de sac location

Designed for modern family living, this exceptional home has been thoughtfully transformed into a spacious and versatile residence, combining contemporary finishes with practical everyday spaces.

The current owners have completely renovated the property, creating a home tailored to the needs of today's family. Improvements include a loft conversion, rear extension, reconfigured ground floor, replacement windows and doors, updated heating system and a complete external refresh. The result is a bright, beautifully presented home where every detail has been carefully considered.

The entrance sets the tone, with stylish Amtico flooring throughout the ground floor and a welcoming hallway leading to the main living spaces. The sitting room provides a comfortable retreat, featuring bespoke fitted storage surrounding the television area, combining style with practicality.












**Description**

At the heart of the property is the impressive kitchen and family space. The timeless kitchen features soft grey Edwardian-inspired shaker units, sleek white worktops and a substantial island creating a natural gathering point. High-quality integrated Neff appliances complete the space, while the adjoining extension provides a superb additional reception area flooded with daylight. Bi-fold doors open onto the garden, creating an ideal setting for relaxed evenings, entertaining and family time. A separate utility room with vaulted ceiling adds further practicality. Across the upper floors, the accommodation offers excellent flexibility for a growing family. The generous principal suite occupies the front of the property, featuring a dressing area with fitted wardrobes and ensuite. Two further bedrooms are located on the first floor, with two additional bedrooms on the top floor, alongside a well-appointed family bathroom and useful eaves storage.



Outside, the attention to detail continues. The front benefits from a recently laid driveway providing parking for several vehicles, alongside access to the garage, where the newly installed boiler is located. The rear garden has been redesigned to create an attractive, low-maintenance outdoor space, with a neat lawn and smart fencing providing the perfect setting for summer days. The location offers an excellent balance of convenience and open space. Epsom Racecourse is within walking distance, providing extensive green space and a backdrop to one of the country's most iconic sporting events. Tattenham Corner offers local shops, healthcare and dining, while Epsom town centre provides a wider range of retail, restaurants and leisure facilities. For an active lifestyle, Tadworth Sports Centre and Downs Wood Tennis Club are nearby. Rail services from Tattenham Corner and Epsom Downs provide links into central London, complemented by local bus routes. The area is also well regarded for schooling, with respected independent and state options nearby, including Rosebery School, Glyn School, Chinthurst, Aberdour, Epsom College and City of London Freemen's. A rare opportunity to acquire a fully modernised family home in a sought-after location.

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Council Tax band: G

Tenure: Freehold





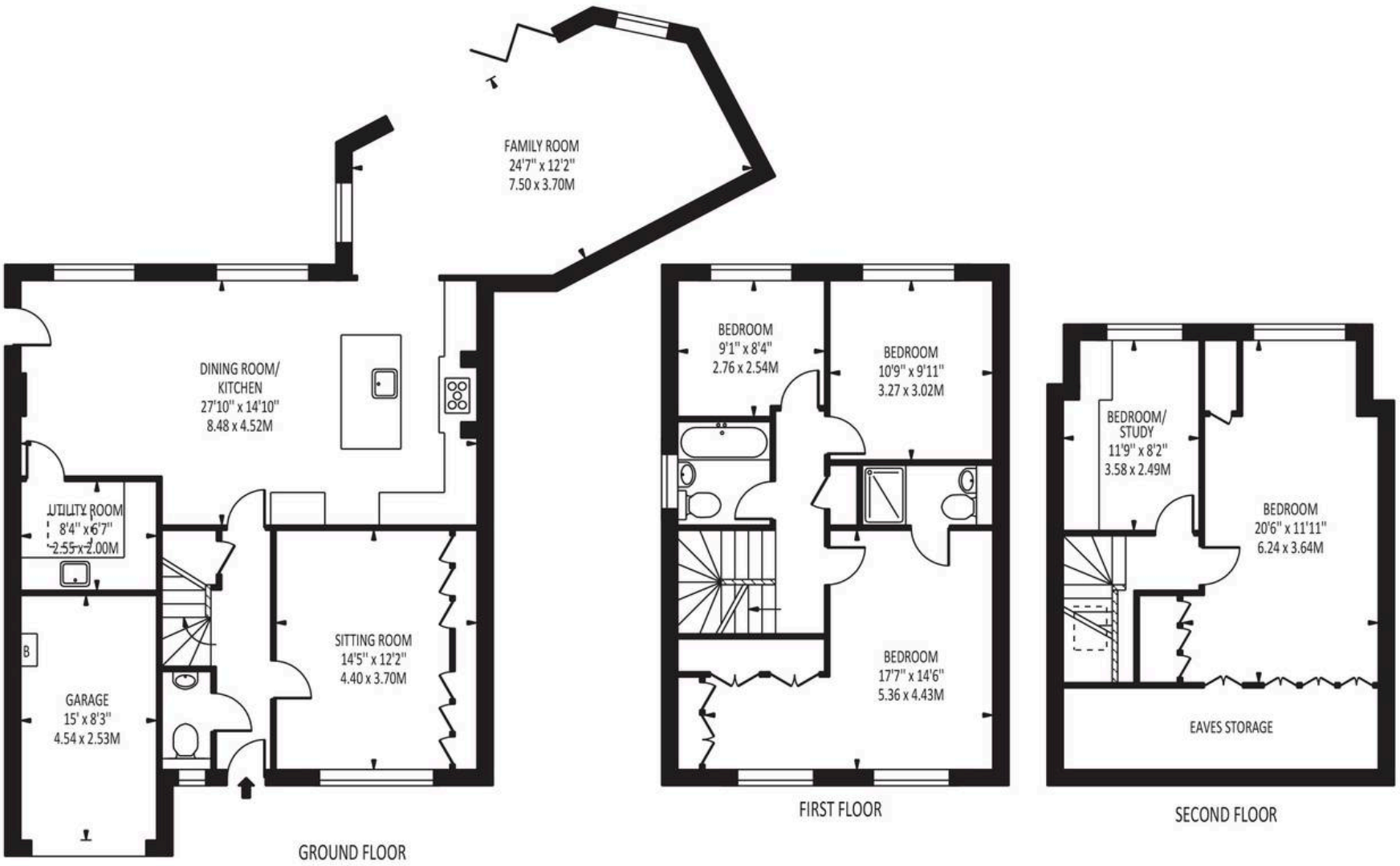

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Total Area: 2142 SQ FT • 199.00 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 94 SQ FT • 8.70 SQ M
Garage Area : 124 SQ FT • 11.49 SQ M




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 inpspection, 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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