



SHAWLEY WAY, EPSOM DOWNS, SURREY, KT18

£700,000

FREEHOLD

Winkworth





GREAT TATTENHAMS

EPSOM, SURREY, KT18

AN 'END OF CHAIN' THREE BEDROOM DETACHED BUNGALOW WITH AN ATTACHED GARAGE OCCUPYING A GENEROUS PLOT IN A POPULAR RESIDENTIAL ROAD

This delightful three bedroom bungalow is located in a sought-after tree lined road. The property is ideally located less than a mile from Tattenham Corner Mainline Station, and near well-regarded schools, local shops and amenities, Tadworth Leisure Centre, Epsom Racecourse, as well as good transport links.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including Waitrose Supermarket and Marks & Spencer Simply Food. Epsom Town Centre is also easily accessible.



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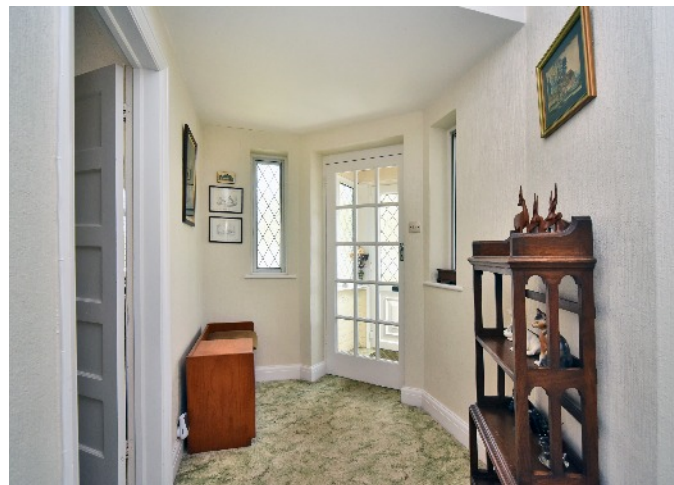
This delightful three bedroom bungalow requires a certain amount of refurbishment but offers both spacious and versatile accommodation whilst occupying a generous plot with the potential to extend (STPP).

The accommodation briefly comprises; entrance porch, entrance hall, double aspect living room opening to the dining area which overlooks the rear garden and has sliding doors onto a patio. There is a sizeable kitchen with a connecting door to a utility, two double bedrooms and a single bedroom, shower room with wc and a separate wc.

Outside to the front there is a walled front garden, mainly laid to lawn with borders. A driveway provides off street parking for several vehicles and leads to the attached garage with an electric door.

The attractive rear garden extends to an impressive 130 feet being mainly laid to lawn with mature hedge borders and a patio adjacent to the property.

The area is surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.

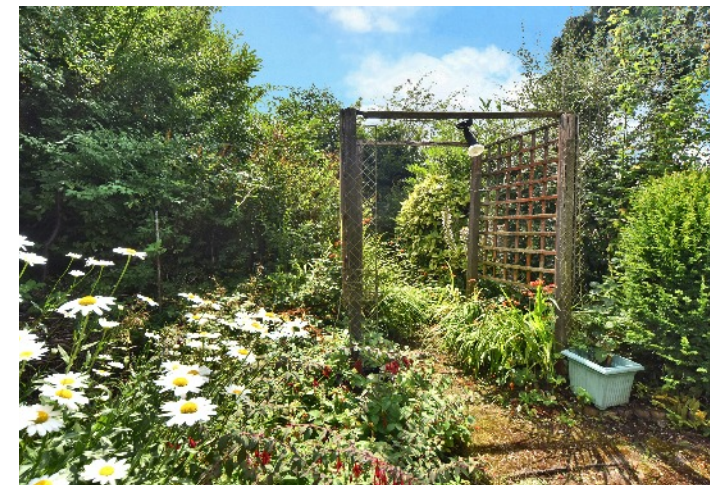


BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Living Room - 14'11" x 11'6" (4.55m x 3.51m)
- Dining Area - 13'5" x 9'0" (4.09m x 2.742m)
- Kitchen - 12'0" x 8'11" (3.66m x 2.72m)
- Utility
- Bedroom 1- 14'5" x 11'6" (4.40m x 3.51m)
- Bedroom 2 - 11'5" x 11'1" (3.48m x 3.38m)
- Bedroom 3 - 8'10" x 7'11" (2.69m x 2.41m)
- Shower Room - 8'8" x 6'11" (2.64m x 2.11m)
- Separate WC
- Garage - 15'7" x 9'9" (4.76m x 2.98m)
- Garden - 130' (39.60m) approx

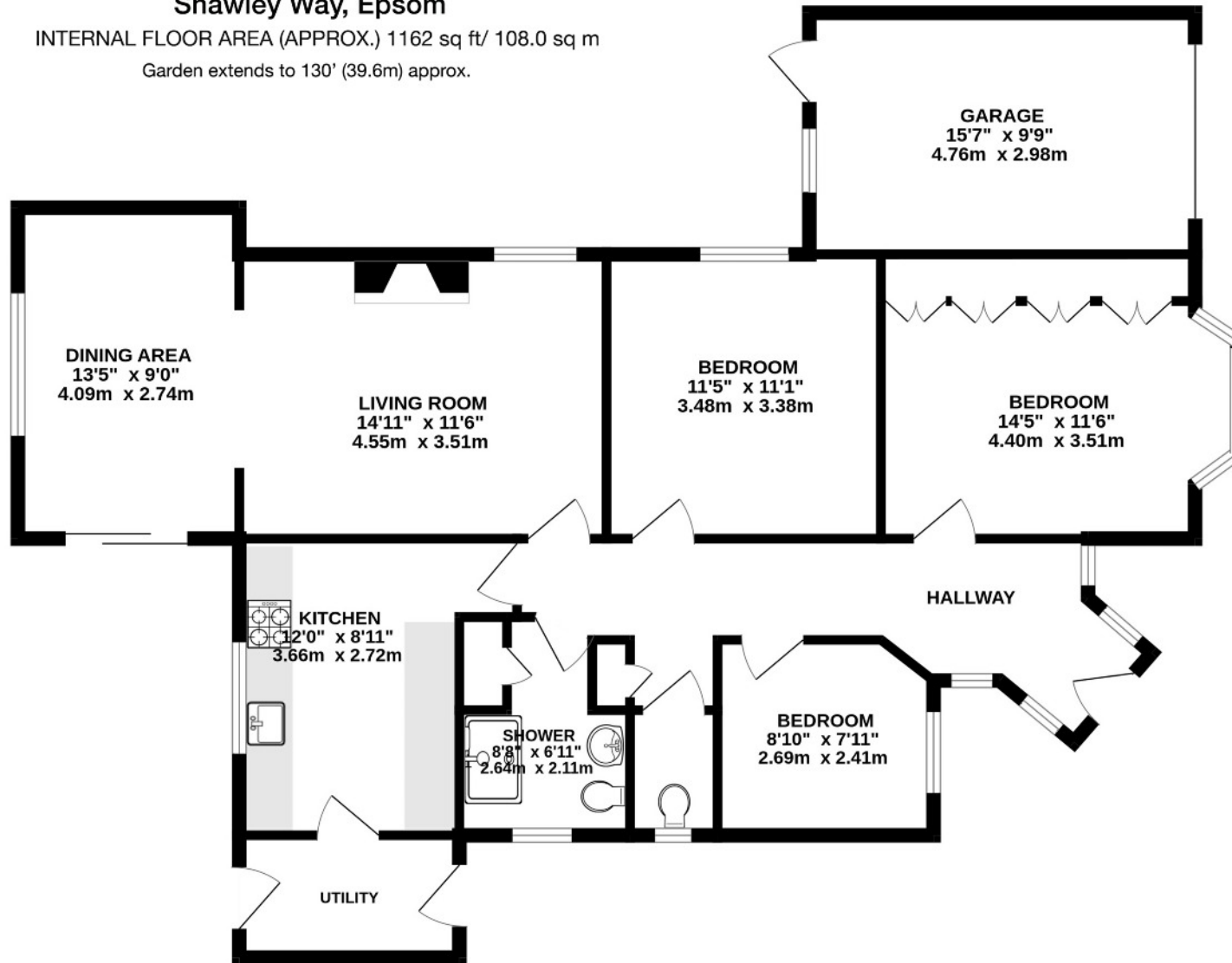




Shawley Way, Epsom

INTERNAL FLOOR AREA (APPROX.) 1162 sq ft/ 108.0 sq m

Garden extends to 130' (39.6m) approx.



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) A		
(81-91) B		
(69-80) C		81
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Banstead office

100 High Street, Banstead, SM7 2NN
01737 362 362 | banstead@winkworth.co.uk

winkworth.co.uk/banstead

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