



**Downs Wood, Epsom Downs, KT18 5UH**





## Guide price

£750,000

## Freehold

Detached chalet style home  
Three/four double bedrooms  
Open plan kitchen/dining/family area  
Flexible & spacious accommodation  
Bathroom & shower room  
Utility room & garage  
91ft x 47ft rear garden  
Total plot measures 0.18 of acre  
Easy access to Station & Epsom Downs  
Providing 1829 Sq Ft of space

Enjoying a generous plot and located in a highly desirable road on the periphery of the world famous Epsom Downs, is this extended detached home that offers incredibly flexible and generous accommodation.

The wonderful welcoming feel, with it's flexible layout is immediately apparent as soon as you step through the door. The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

In short, this fine home warrants immediate inspection to fully appreciate everything it has to offer, including potential to substantially extend further to the rear and on the first floor if required (subject to the usual planning consent). Properties of this calibre with potential, in such a convenient position as this are rarely available.



The internal layout reveals well balanced space that can suit a multitude of buyers, so whether you are looking for more space than you already have, considering an extension project to create your dream home or perhaps wanting to downsize but not downgrade or compromise, this generous home that offers 1829 Sq Ft of space can deliver on every level.

The property enjoys three well balanced bedrooms, 27ft living room that is currently being used as a bedroom, kitchen/dining room that is open plan to a family room, utility room and a modern bathroom on the ground floor and separate shower room upstairs. The frontage provides ample parking, a garage and access to a 91ft x 47ft rear garden.

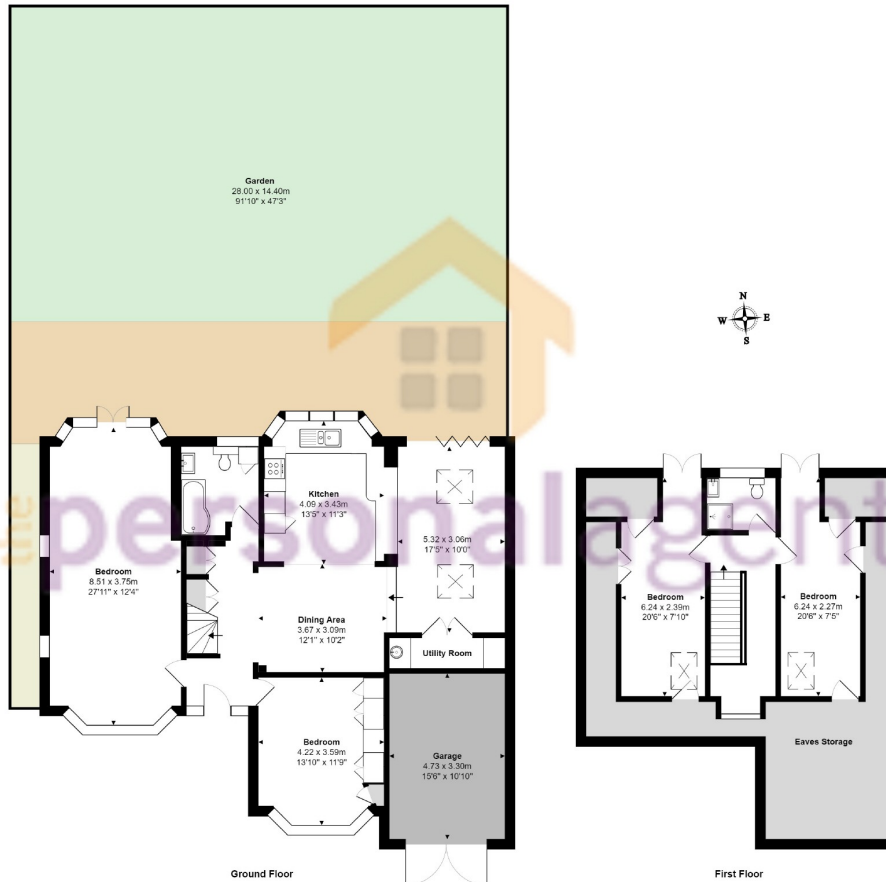
Set within a good position with Downs Wood on a generous plot, the property is located on the North side of the Epsom Downs within walking distance of the Tattenham Corner area. It is situated within close proximity of the Tattenham Corner parade with its comprehensive range of shops but is also only 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 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.









Downs Wood, Epsom  
 Total Area: 169.9 m<sup>2</sup> ... 1829 ft<sup>2</sup> (excluding eaves storage, garden)  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 80 (Current), 80 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 75 (Current), 75 (Potential)

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