



Shawley Way, Epsom

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Detached family home
- Periphery of world famous Epsom Downs
- 0.28 acre plot
- 160ft x 60ft South facing secluded garden
- Triple aspect lounge
- Separate dining room
- Three well proportioned double bedrooms
- Ample parking to front
- Integrated garage
- Scope for extending (STPP)

Set within one of Tattenham Corner's most desirable residential roads and occupying a generous 0.28-acre plot, this charming detached home offers an excellent opportunity to enjoy a wonderful family lifestyle, with exciting scope to enlarge and enhance, subject to planning permission.

The property is ideally positioned just a short stroll from Tattenham Corner's selection of shops, cafés, restaurants and railway station, while highly regarded schools and the open spaces of Epsom Downs are also within easy reach. Combining a generous plot, excellent location and future potential, this is an appealing opportunity for families and those seeking an active outdoor lifestyle.

The welcoming entrance hall leads to a spacious triple-aspect living room centred around an attractive fireplace, with doors opening directly onto the garden to create a seamless connection between indoors and out. A separate dining room provides an ideal setting for entertaining, while the fitted kitchen



includes integrated appliances and leads to a useful lobby with utility cupboard and internal garage access. A downstairs cloakroom completes the ground floor.

Upstairs are three generously proportioned bedrooms, a family bathroom and separate WC.

To the front, a substantial driveway provides ample off-road parking and leads to the attached single garage. The impressive rear garden extends to approximately 160ft, offering exceptional space for children to play, summer entertaining on the generous patio or simply relaxing in peaceful surroundings. Side access adds further practicality.

Combining character, generous gardens and an enviable location, this delightful home offers an exciting opportunity to create a long-term family residence in a highly sought-after setting.

Epsom Downs offers an idyllic outdoor lifestyle, with wide-open

chalk downland providing the perfect setting for long dog walks, morning runs and relaxed weekend strolls. Sweeping panoramic views across London and the Surrey countryside create a stunning natural backdrop throughout the seasons.

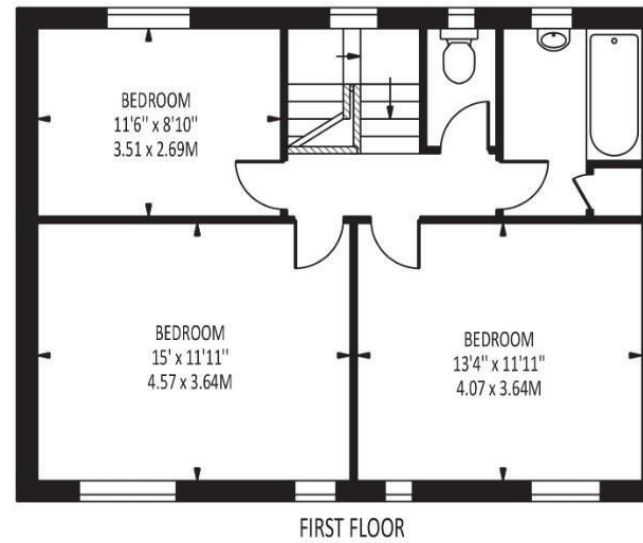
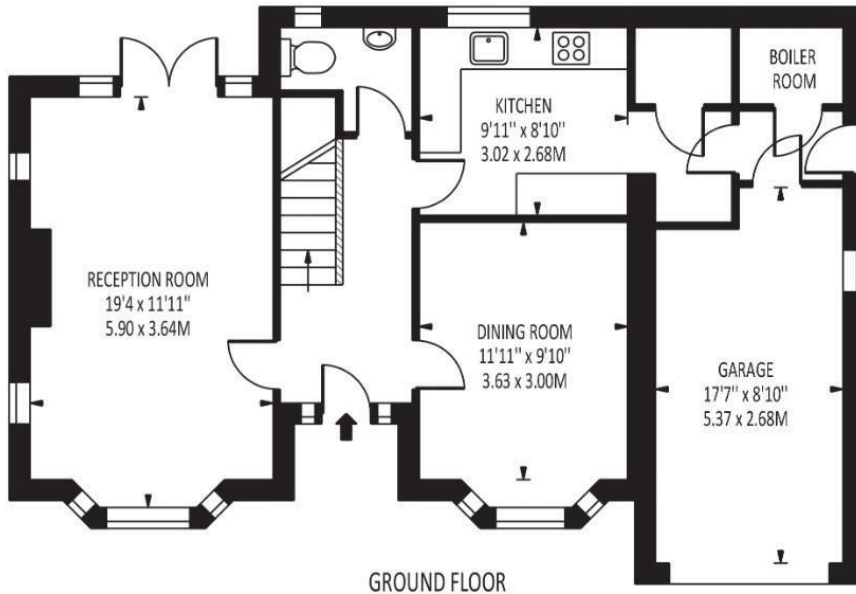
An extensive network of footpaths and bridleways provides endless opportunities to explore, exercise and enjoy the surrounding countryside, while Epsom Downs Racecourse adds a unique sense of heritage and character to the area.

Whether enjoying peaceful green space, fresh air or a picturesque setting to unwind with family and pets, Epsom Downs remains one of the area's most treasured assets. Its combination of open countryside, recreational opportunities and iconic surroundings makes it an especially appealing setting for those seeking an active yet relaxed outdoor lifestyle.

Tenure- Freehold
Council tax band- G







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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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