

The PERSONAL Agent

Shawley Way, Epsom

In Excess of £900,000

Shawley Way

Epsom

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

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.

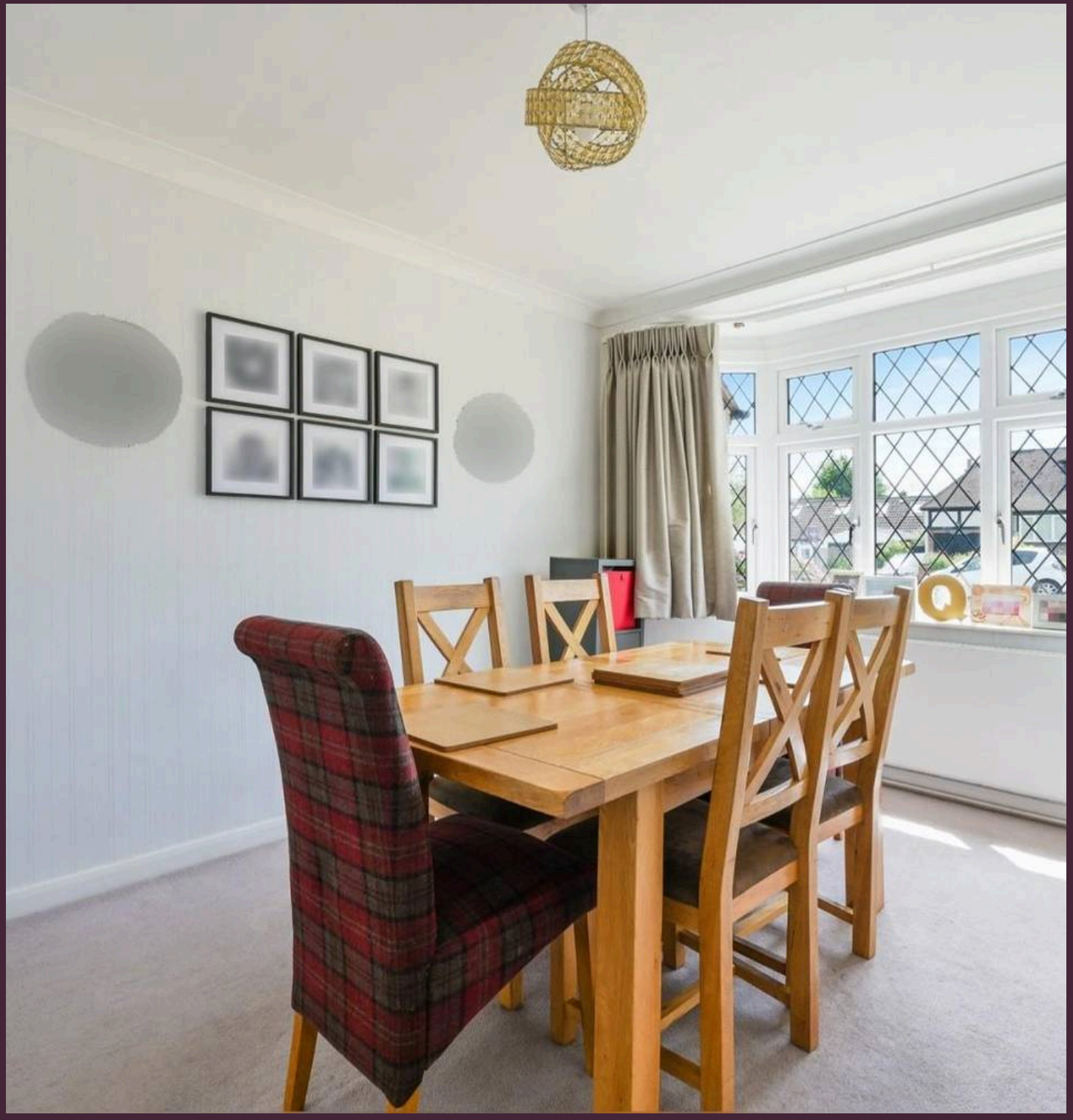
The property is ideally positioned just a short stroll from Tattenham Corner's selection of shops, cafés, restaurants and railway station, while highly regarded schools and the open spaces of Epsom Downs are also within easy reach. Combining a generous plot, excellent location and future potential, this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











Description

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 exc



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.

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Council Tax band: G

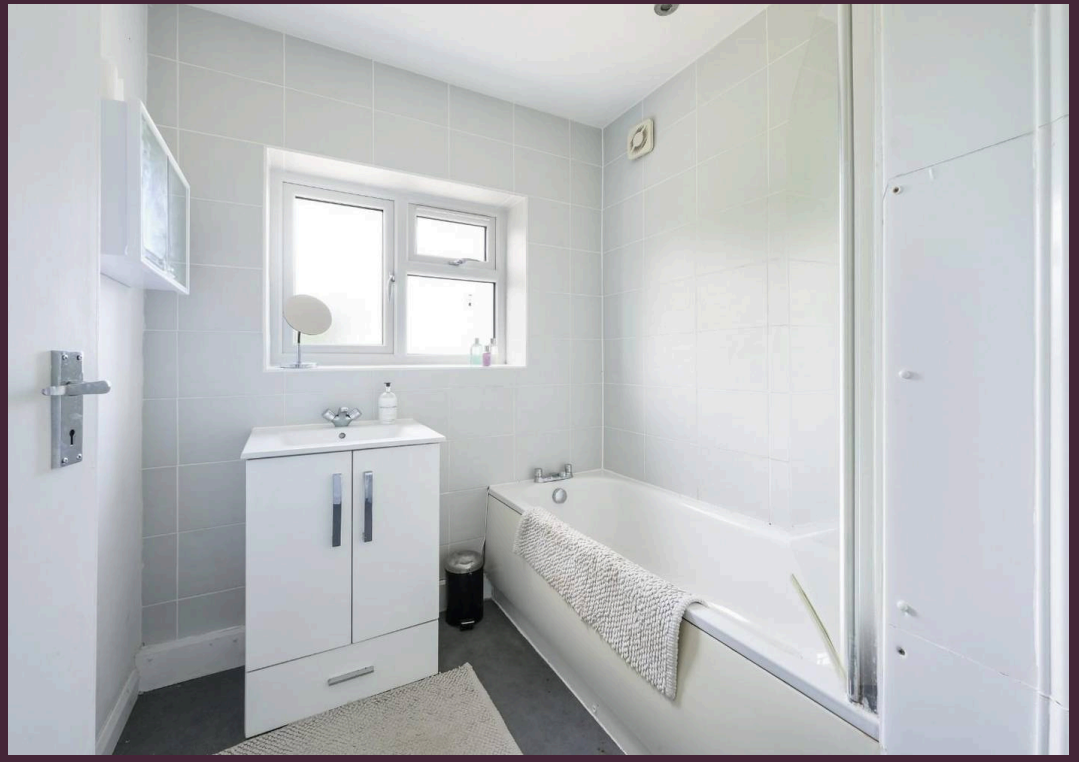
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





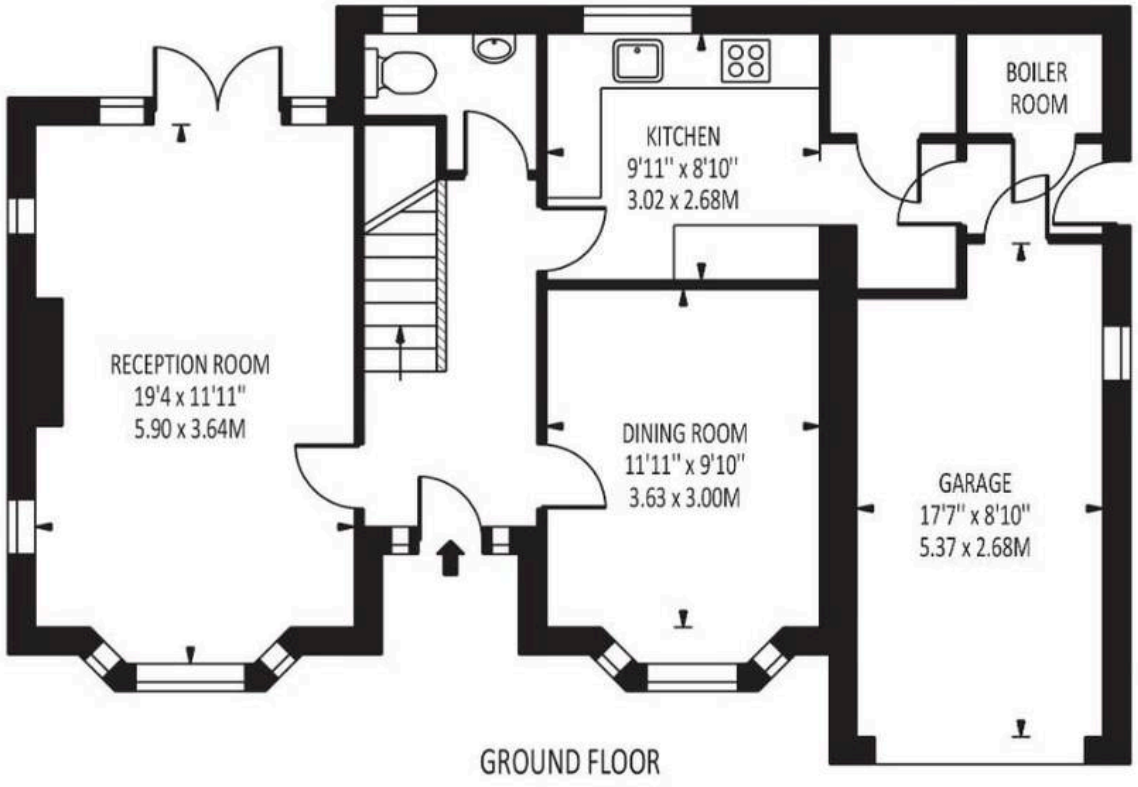




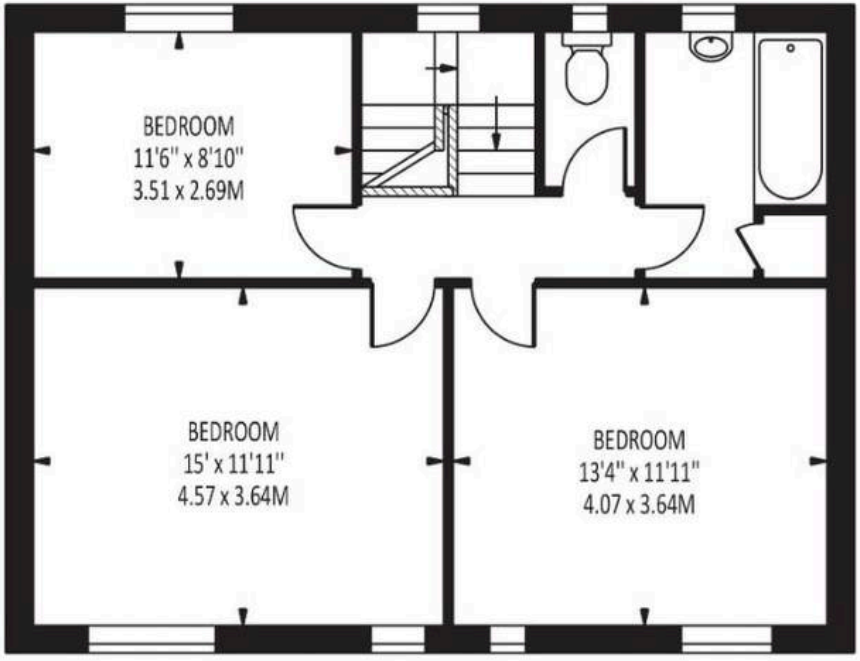
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Total Area: 1413 SQ FT • 131.29 SQ M
(Including Garage)
Garage Area : 149 SQ FT • 13.86 SQ M



GROUND FLOOR



FIRST FLOOR

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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