

The PERSONAL Agent

Downland Close, Epsom

In Excess of £500,000

Downland Close

Epsom

- No ongoing chain
- Same ownership for 55 years
- Three genuine double bedrooms
- Head of cul-de-sac position
- Double aspect living room
- Kitchen/breakfast room
- Downstairs cloakroom
- Large driveway to the front
- Private rear garden
- Walk to station and local shops

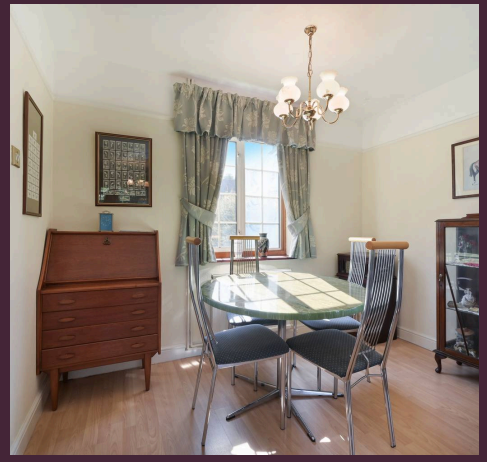
Offered with no ongoing chain and having remained in the same ownership for 55 years, this well proportioned three bedroom home sits at the head of a small cul-de-sac on the periphery of Tattenham Corner.

Perfectly liveable throughout but now offering an excellent opportunity for the next owners to place their own stamp on it, the property provides three genuine double bedrooms, a double aspect living room, kitchen/breakfast room, family bathroom and downstairs cloakroom. Outside there is a generous driveway, covered side access and a private rear garden with a useful brick-built store.











Description

Positioned at the head of a small and established cul-de-sac, just a few hundred metres from Tattenham Corner station and its parade of shops, this spacious three bedroom home offers an increasingly rare opportunity. Having remained in the same ownership for an impressive 55 years, the property is now offered to the market with no ongoing chain and represents a wonderful blank canvas for its next owners. Whilst perfectly liveable throughout, there is clear scope to update and modernise the accommodation over time. One of the real strengths of the house is the excellent balance of the space, with three particularly generous bedrooms, all of which can comfortably accommodate a double bed, something that is rarely found in homes of this type.



The ground floor accommodation comprises a bright double aspect living room, a kitchen/breakfast room and a useful downstairs cloakroom, while the first floor provides three genuine double bedrooms and a family bathroom.

Outside, the house is nicely set back from the road and benefits from a generous driveway providing off street parking. A covered side entrance gives direct access through to the rear garden, which enjoys a good degree of privacy and offers plenty of scope for the next owners to landscape and personalise the space. There is also a useful brick-built garden store.

The location is wonderfully practical. Tattenham Corner railway station and its parade of local shops are just a few hundred metres away, making day-to-day life particularly convenient, while the open spaces of Epsom Downs and the world-famous racecourse are also close by.

Homes that have remained in the same ownership for more than five decades are increasingly rare, and this property offers an excellent combination of immediate practicality and future potential. With no ongoing chain, three genuine double bedrooms, generous parking and an excellent head-of-cul-de-sac position, early viewing is strongly advised.

Council Tax band: D

Tenure: Freehold





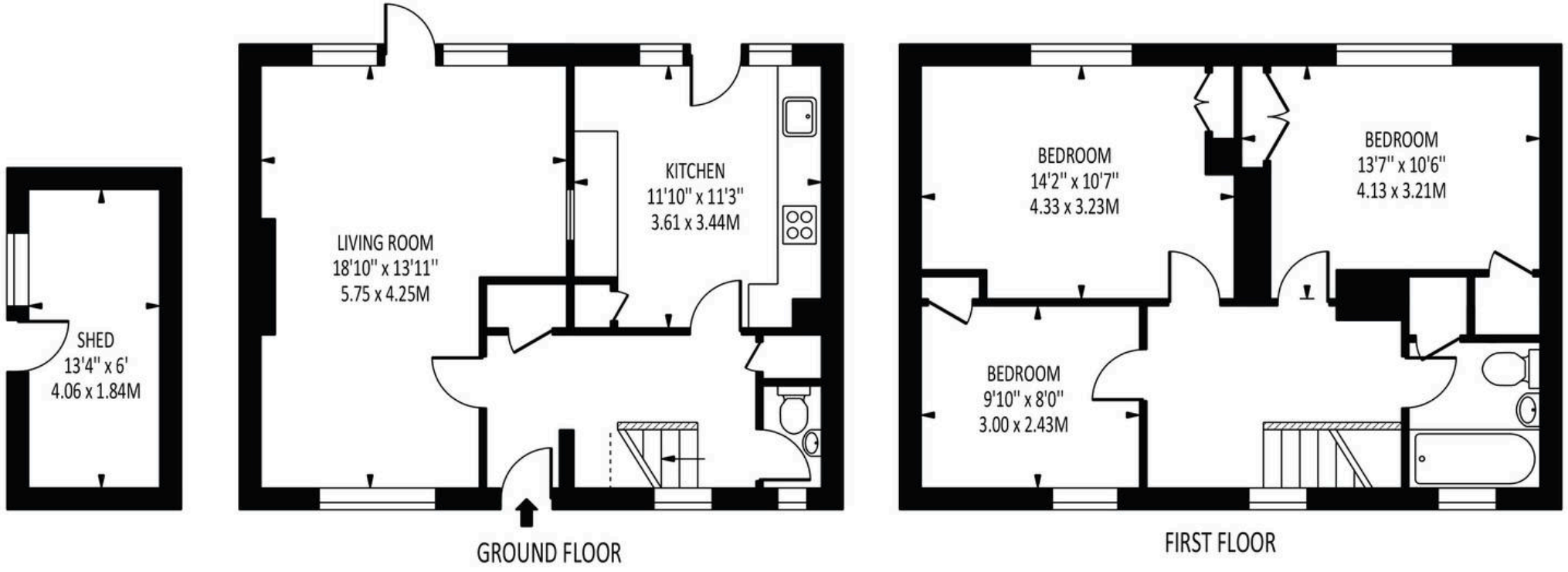




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Total Area: 1088 SQ FT • 101.05 SQ M
(Including Shed)
Shed Area : 80 SQ FT • 7.47 SQ M



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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