



A contemporary family home located close to an array of local schools

exclusive to

SAUNDERS

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Chapel Way Epsom KT18 5TG

Epsom 3 miles
Banstead Village 2 miles
London by rail 50 minutes from Tattenham Corner
M25 (Junctions 8 or 9) 15 minutes
All times and distances are approximate

Located in a highly sought-after location within moments of Epsom Downs, this family home offers flexible family accommodation with seamless elegance and style. A viewing is highly recommended to fully appreciate this property.

- | Hallway
- | Sitting Room
- | Kitchen - Dining Room
- | Utility Room
- | Three Double Bedrooms
- | Family Bathroom
- | Shower Room
- | Bespoke Garden Cabin
- | Private Garden
- | Off-Street Parking

Price £625,000





This well-presented three bedroom semi-detached family home has been carefully refurbished and extended in recent years, the swish interior is bright and spacious whilst enjoying a contemporary feel throughout. The reception rooms offer flexible and versatile accommodation with bi-folding doors leading from the kitchen to a spacious patio area. Upstairs there are three double bedrooms along with a modern family bathroom and separate shower room. The private South-facing rear garden is well-maintained and benefits from a generous bespoke garden log cabin, ideal for a home office/gym. An internal viewing is highly recommended.

The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses, and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.



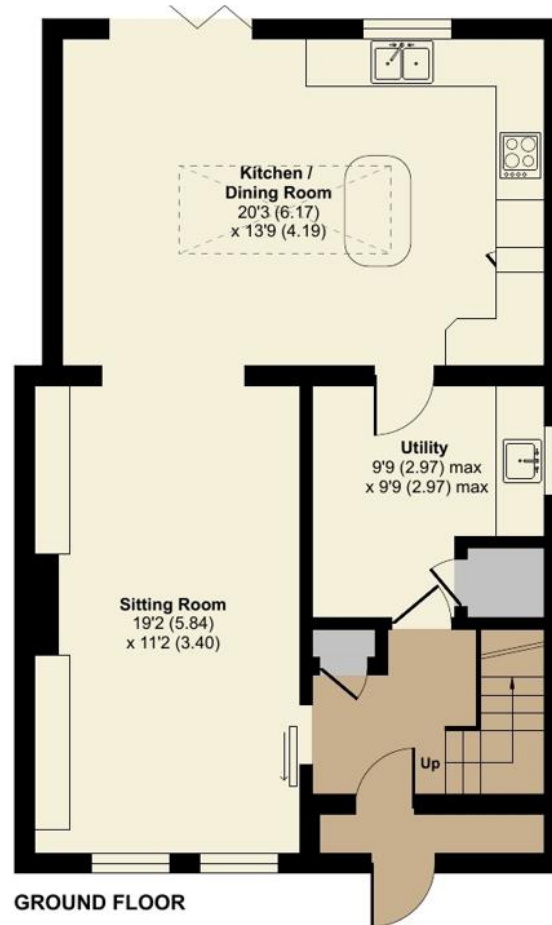
Three Double Bedrooms | Contemporary Open-Planned Kitchen - Dining Room With Bi-Folding Doors Leading To Patio Area | Ample Amount Of Off-Street Parking | Bespoke Garden Log Cabin Which Is Fully Powered. Ideal For A Home Office/Gym | Within Easy Reach Of Epsom Downs And Tattenham Corner Station | Within Close Proximity Of An Array Of Excellent Local Schools | Modern Family Bathroom | South-Facing Garden | Spacious Utility Room With Excellent Storage | Generous Sitting Room With Feature Fireplace And Hand Built Storage



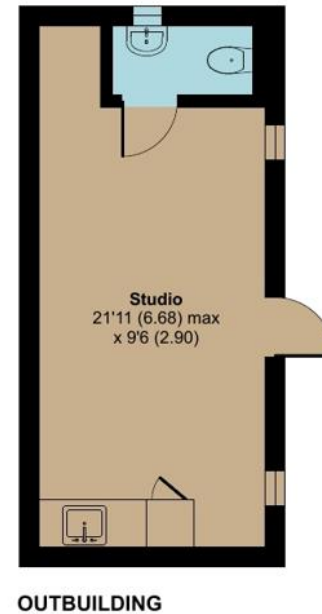
TOTAL FLOOR AREA

1,594 SQ FT / 148 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Denotes restricted head height



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Tenure: Freehold
Local Authority: Reigate and Banstead Borough Council
Council Tax Band: D
All mains services
To the best of our knowledge on production of this brochure

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Viewing
Please call us to arrange
a viewing appointment

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Banstead
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