



41 Downland Way, Epsom, Surrey, KT18 5SH

Asking Price £599,950



- ATTRACTIVE SEMI-DETACHED HOME
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- GARDEN WITH BRICK STORE
- 0.2 MILES TO LOCAL SHOPS
- OPEN PLAN LIVING/DINING ROOM
- CLOAKROOM
- FAMILY BATHROOM
- OFF-STREET PARKING
- 0.28 MILES TO EPSOM DOWNS STATION

Description

An attractive three bedroom semi-detached family home located within a popular residential location just a short walk from local amenities, Epsom Downs train station, Epsom Downs Racecourse and surrounding countryside.

A welcoming hallway with storage cupboard and under stairs recess leads to a double aspect 'L' shape open plan living/dining room with feature fireplace and bi-fold doors to the garden. A separate modern kitchen/breakfast room with range of storage cupboards, freestanding oven and space for white goods also provides access to the garden. A useful cloakroom and meter cupboard completes the downstairs accommodation. A rising staircase with upgraded chrome and wood balustrade lead to the first-floor landing with access trap to loft space. Three bedrooms with wardrobes are served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with mature shrubs and patio area complemented by a brick built store with power. Side access leads to the front garden providing driveway parking facilities and an area of lawn.

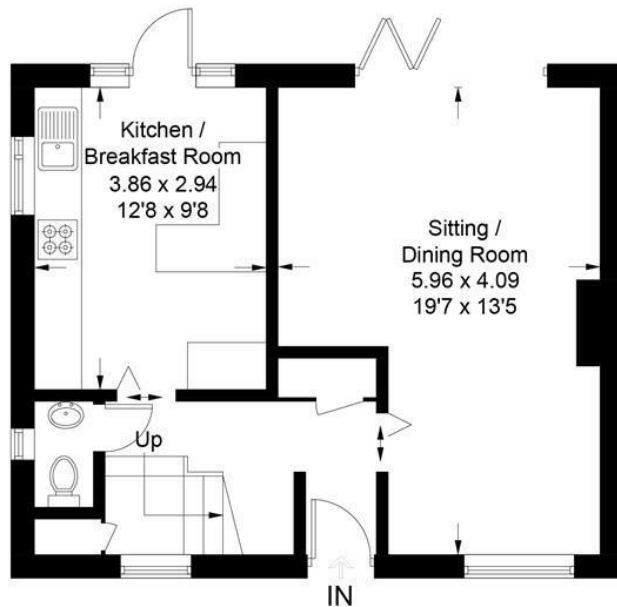
Situation

Tattenham Corner & Epsom Downs stations, the latter being just an 8-minute walk away, are close to hand offering train links into London Bridge and London Victoria with easy connections to other major stations including London Waterloo. Transport links into Epsom, Sutton and Banstead as well as the M25 are easily accessed. Ideally located within easy reach of Epsom Downs racecourse, Nork park and acres of open countryside, the property is also served by a good variety of local village shops and bus routes just a walk away. Recreational pursuits and leisure amenities include a number of well-regarded golf clubs including Epsom Downs Golf Course, just 0.7 miles away and the popular RAC private members club around a 10 minutes driveaway. Epsom Downs Primary and Shawley Community Primary School are nearby along with Aberdour Preparatory School and Epsom College close to hand.

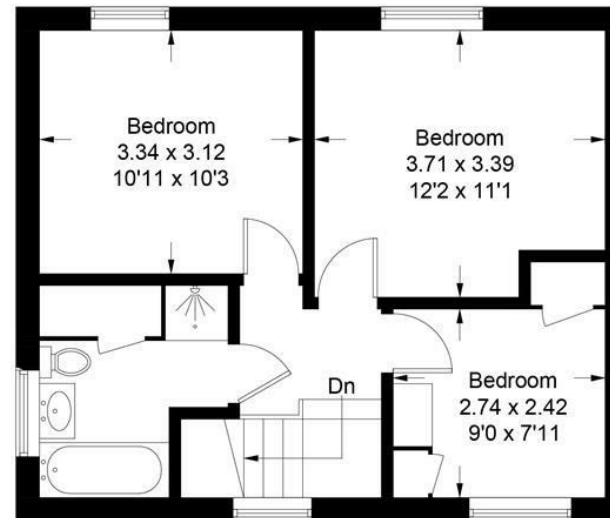
Tenure	Freehold
Lease	N/A
Service Charge	N/A
Ground Rent	N/A
EPC	D
Council Tax Band	E



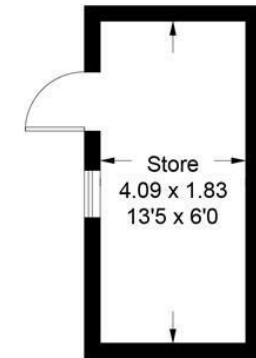
Approximate Gross Internal Area = 86.2 sq m / 928 sq ft  
Store = 7.6 sq m / 82 sq ft  
Total = 93.8 sq m / 1010 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID916232)

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66 Tudor House, Ashted, Surrey, KT21 1AW  
**Tel:** 01372 271880 **Email:** [ashted@patrickgardner.com](mailto:ashted@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

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