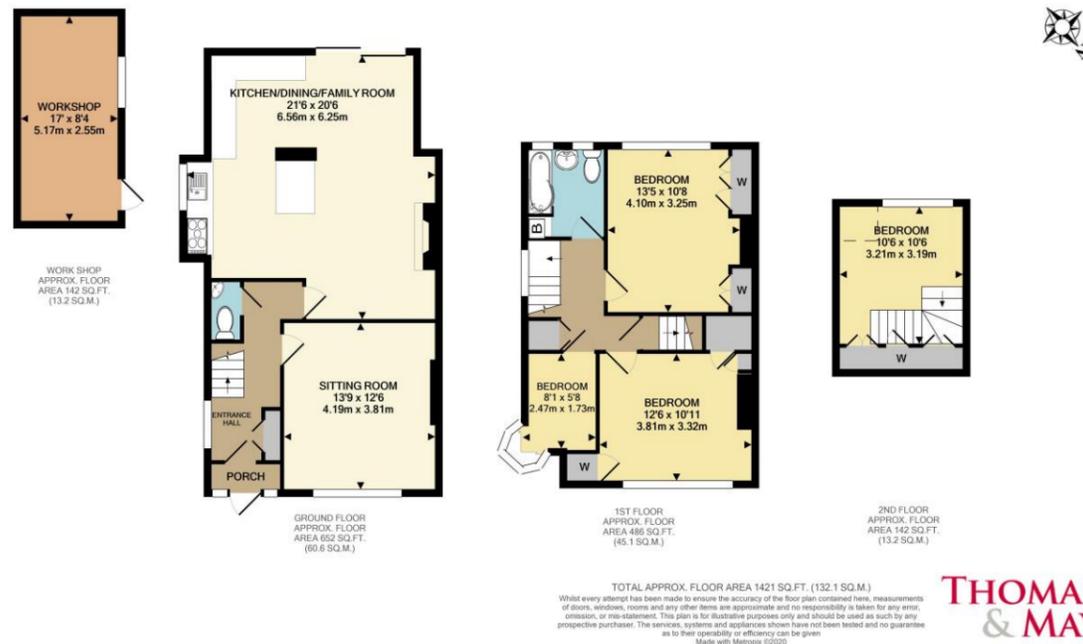


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## 24 Tattenham Grove, Epsom, KT18 5QP

**Asking Price: £630,000** Freehold

### Tattenham Grove, Epsom, KT18 5QP

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Equipment: Crossroads Residential Limited trading as Thomas & May has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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This well presented four bedroom family home has been extended and modernised by the current owners and offers spacious accommodation perfect for modern family living. Located on a sought after tree lined road close to Epsom Downs, Tattenham Corner station, local shops, schools and amenities this house offers accommodation of a 21' x 20' kitchen/dining/family room, lounge and downstairs cloakroom, three first floor bedrooms, a family bathroom and on the second floor a further bedroom. The house benefits from off street parking for several cars, a workshop and a good sized south facing rear garden with play area. Please call Thomas & May to arrange a viewing.



**Tattenham Grove, Epsom, KT18 5QP**

**ENTRANCE**

Double glazed door leading to porch then to double glazed front door.

**ENTRANCE HALL**

Side aspect double glazed frosted window, power points, wood effect flooring, radiator, thermostat control for central heating, understairs storage cupboard, doors to.

**LOUNGE**

4.19m (13' 9") x 3.81m (12' 6")

Front aspect double glazed window, picture rail, radiator, power points, telephone point.

**CLOAKROOM**

Two piece suite comprising low level WC, basin with chrome mixer tap, part tiled walls, continuation of wood effect flooring.

**KITCHEN/DINER/FAMILY ROOM**

6.55m (21' 6") x 6.25m (20' 6")

Rear aspect double glazed patio doors, side aspect double glazed frosted window. Kitchen has a range of wall and base units, wood work top, island with breakfast bar, ceramic sink with drainer and mixer tap, space range oven with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space and plumbing for American style fridge/freezer, space for dishwasher, integrated wine cooler, part tiled walls, power points. Dining/family area has a feature fire place, TV aerial point, power points, continuation of wood effect flooring throughout.

**STAIRS**

Leading to first floor landing, side aspect double glazed frosted window, storage cupboard, picture rail, doors to.

**BEDROOM**

4.09m (13' 5") x 3.25m (10' 8")

Rear aspect double glazed window, built-in wardrobes, picture rail, power points, radiator.

**BEDROOM**

3.81m (12' 6") x 3.33m (10' 11")

Front aspect double glazed window, built-in wardrobes, picture rail, power points, radiator.

**BEDROOM**

2.46m (8' 1") x 1.73m (5' 8")

Front aspect double glazed window, radiator, power points, picture rail.

**STAIRS**

Turning stairs leading to.

**BEDROOM**

3.20m (10' 6") x 3.20m (10' 6")

Rear aspect double glazed window, cupboards giving eves storage, power points, radiator

**BATHROOM**

Two rear aspect double glazed frosted windows, three piece suite comprising low level WC, panel enclosed P shape bath with dual outlet power shower over, vanity unit with inset wash basin with chrome mixer tap, storage cupboard, heated towel rail, wood effect flooring.

**OUTSIDE**

**REAR GARDEN**

Patio area, gate giving side access, garden laid mainly to lawn, with mature shrub borders, decked area and wood chip covered play area, timber sheds, outside lights, outside power, outside tap, door to.

**WORKSHOP**

5.18m (17' 0") x 2.54m (8' 4")

Side aspect window, power points.

**FRONT**

Off street parking for several cars, shared drive leading to rear of the property.