



## DOWNLAND GARDENS

EPSOM DOWNS

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# 16 DOWNLAND GARDENS

ESPOM DOWNS, KT18 5SJ



1 RECEPTION ROOMS



KITCHEN BREAKFAST ROOM



3 BEDROOMS



BATHROOM

APPROX 872.87FT<sup>2</sup> | 81.09 M<sup>2</sup> EPC RATING: TBC COUNCIL TAX BAND: E

A well presented semi-detached house conveniently located and occupying a large corner plot with excellent potential to extend.

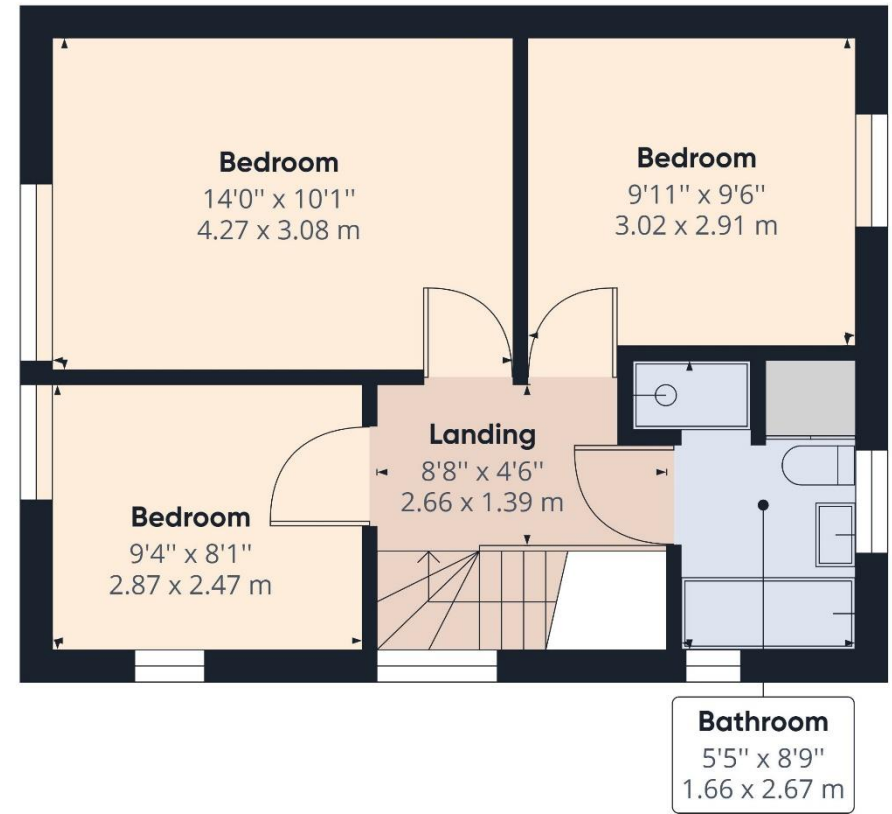
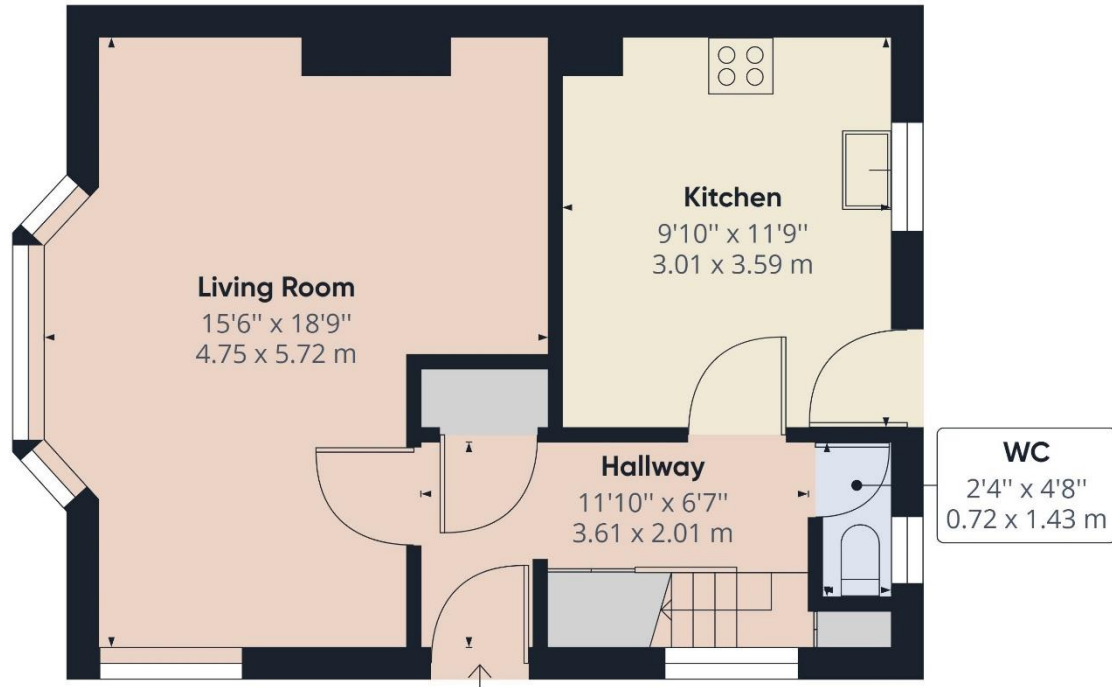
The property, occupied by the current owner for over 50 years, does require some minor updating and features an L shaped double aspect living room with bay window to the front, a kitchen breakfast room, ground floor cloakroom, 3 bedrooms and a bathroom.

Outside, there is a pretty garden to the front with a large block paved driveway and to the rear a good size garden with lawn and full width patio.

Downland Gardens is just a short stroll from Tattenham Corner with an excellent range of shops and services including a library, doctors' surgery and station and of course the beautiful open spaces of Epsom Downs. The area is also well served with schools for children of all ages being close by.

GUIDE PRICE: **£549,950**







**WALTON ON THE HILL OFFICE** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**



**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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