



Downland Way, Epsom KT18 5SG

**V&H**  
HOMES

Your local property specialist

## Downland Way Epsom KT18 5SG

*A spacious three bedroom family home that benefits from driveway parking for multiple vehicles. This semi-detached house also offers a secluded rear garden and is located in a sought after residential road close to Epsom Downs Racecourse with potential to extend (STPP).*

Spacious Semi-Detached House

Three Bedrooms

Driveway Parking For Multiple Vehicles

Landscaped Garden

Contemporary Kitchen

Downstairs Cloakroom

Potential To Extend (STPP)

Near Epsom Downs

Tattenham Corner Station 0.4 Miles (Zone 6)

High EPC Rating: C

The house is located close to the Epsom Downs picturesque race course and scenic walks and provides great access to outstanding local schools in addition to Tattenham Corner and Epsom Downs Stations.





On entering the house via a welcoming entrance hall, there is a contemporary and bright kitchen with ample work space and built in appliances. From the kitchen there is a large conservatory across the width of the property which is currently used as an additional reception area and a dining area. The ground floor of this well presented property also benefits from a large living room with feature fireplace and a useful cloakroom / W.C.

To the first floor there are two spacious double bedrooms, a good sized single bedroom and a family bathroom.

Externally, the private garden is beautifully presented, tiered and provides a lawn, a large decking and a patio area, perfect for al fresco dining in the summer months. The garden also benefits from a useful brick built shed and a large garden store room.

To the front this excellent home also offers driveway parking for several cars.



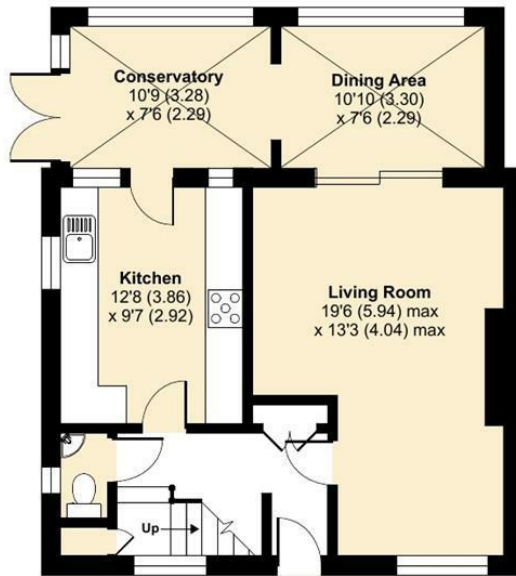
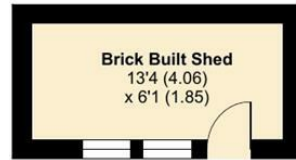
# Downland Way, Epsom, KT18

Approximate Area = 1103 sq ft / 102.5 sq m

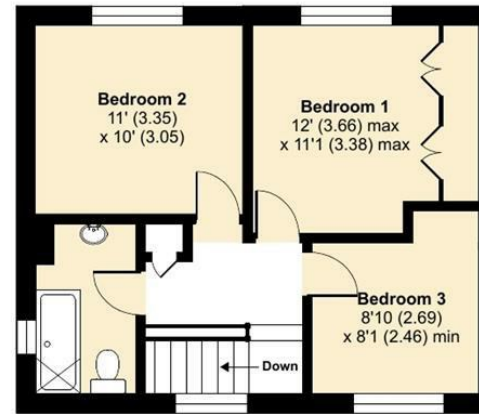
Store Room = 390 sq ft / 36.2 sq m

Total = 1493 sq ft / 138.7 sq m

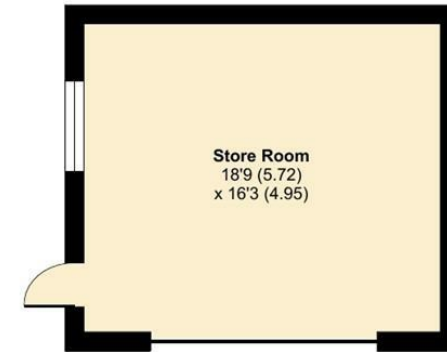
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for V&H Homes. REF: 737033

**V&H Homes**

01372 221 678

[sales@vhomes.co.uk](mailto:sales@vhomes.co.uk)

[www.vhomes.co.uk](http://www.vhomes.co.uk)

