



Emily Davison Drive, Epsom Downs, KT18 5QH

Guide price

£450,000

Freehold

No ongoing chain

Offering scope & potential to improve/extend

Three bedrooms

Spacious living room

Kitchen/dining room

Downstairs cloakroom

Upstairs bathroom

Previous significant upgrades made

Driveway with parking

Private garden

The Personal Agent present this three-bedroom property that sits on a quiet cul de sac in the heart of Tattenham Corner.

Having been the subject of several upgrades previously, due to circumstances the property now provides the opportunity to customise from a decorative point of view.

Located just a stones' throw away from Tattenham Corner Station (Zone 6), this property benefits from superb transport links with frequent trains to East Croydon and London Bridge, buses to Epsom and Sutton, outstanding local primary and secondary schools, Epsom Downs Racecourse (Home of the Epsom Derby Race) and a plethora of shops and other amenities.

It is undeniable that the property requires decorative updating, we believe that this modern home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and create their dream home.



The property offers scope to update and should be viewed for what it currently is and what it could potentially be. The majority of the works are decorative and previous structural and re-allocation of space changes include, garage conversion into a dining area, removal of internal wall to create enlarged kitchen with breakfast bar and a larger and more contemporary living room.

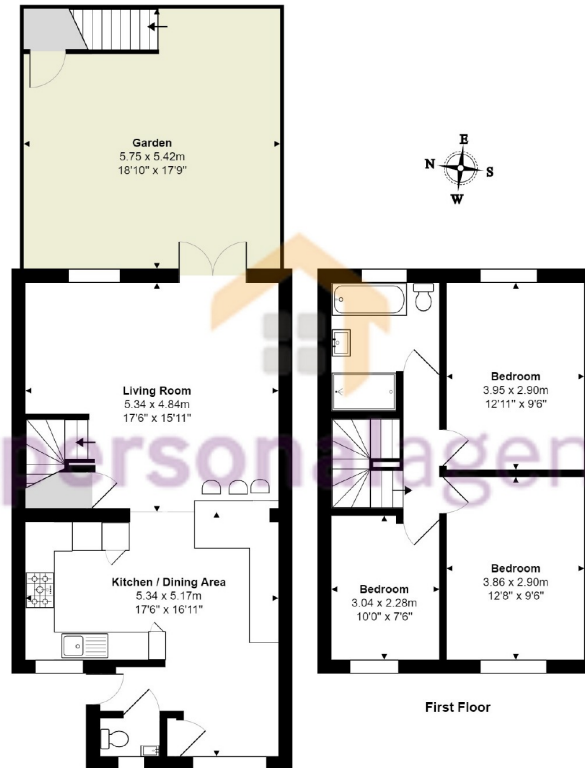
The property enjoys an upgraded kitchen, an upgraded bathroom with separate shower, recessed halogen spotlights, upgraded radiators, upgraded flooring on the ground floor, paved courtyard garden with steps up to the remainder of the garden which is tiered and provides a project for the gardener amongst us.

Tattenham Grove homes are always incredibly popular. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away. The Tadworth Leisure Centre, a brand new comprehensive leisure centre; including gym, swimming pool and courts is within walking distance (approx. ½ mile).

Nearby Epsom has a variety of shops, the Ashley Centre - a shopping mall and Epsom Playhouse which offers a wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.







Ground Floor

Emily Davidson Drive, Epsom
Total Area: 92.8 m² ... 999 ft² (excluding garden)
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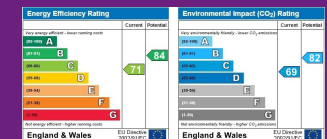
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