













£564,950

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Freehold

Eastons
Property Made Simple





Address 18 Upland Way, Epsom, Surrey, KT18 5ST

Description

- Three Bedroom Family Home
- Terraced
- Well Presented
- Downstairs W.C
- Off Street Parking
- No On Going Chain
- South Facing Rear Garden
- Boarded Loft
- EPC Rating D
- Council Tax Band D

Beautifully presented three bedroom family home on the edge of Epsom Downs offered for sale with no onward chain. Situated in a highly sought after location on the stunning Epsom Downs, this beautifully presented and exceptionally spacious three bedroom terraced home offers generous family accommodation, a spectacular south facing rear garden and the added benefit of no onward chain. The property has been thoughtfully maintained and enhanced throughout, creating a bright and welcoming home that is ready to move straight into. The well proportioned accommodation provides excellent living space, ideal for modern family life with three generous bedrooms and versatile reception area with 18mm solid oak flooring and downstairs WC. The vendor has advised that the gas central heating system was updated in December 2025 with a Worcester Bosch boiler. There is a boarded loft and the rafters are clad with pine.

A particular feature of the property is the stunning south facing rear garden offering an impressive outdoor space for entertaining, relaxing, and family enjoyment. To the rear of the garden sits a substantial powered summer house, perfect as a home office, gym, or hobby room. To the front, the property benefits from ample parking, providing convenience for multiple vehicles. The location is equally impressive, being within easy reach of highly regarded schools, local shops, and excellent transport links, whilst enjoying the unique setting and open green spaces of Epsom Downs right on the doorstep. This exceptional home presents a rare opportunity for families, downsizers, and commuters alike.

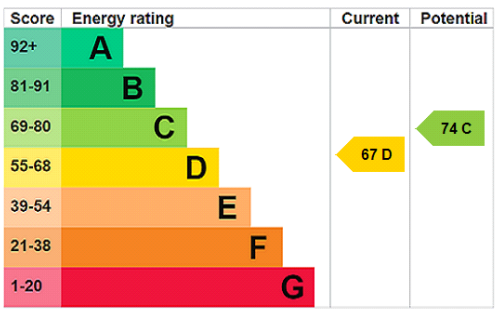
Location

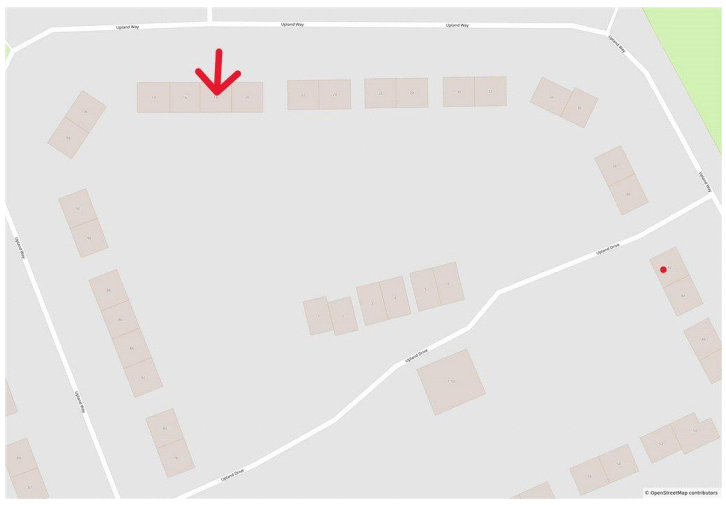
Tattenham Corner is within yards of Epsom racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25.

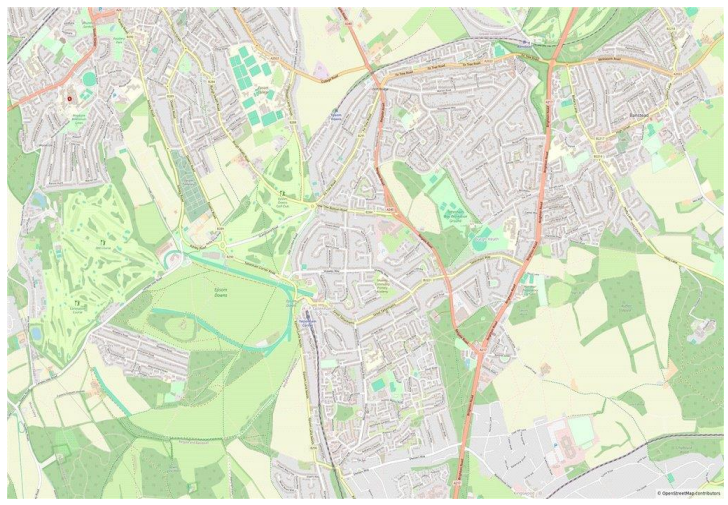
The area benefits from the fresh air of the Downs and is very popular with dog-walkers and hikers alike. There is a range of services and amenities such as a Doctors surgery, petrol station, a post-office, restaurants, pubs and a library. There is a good selection of popular local schools, with Epsom College being a few minutes drive away. Epsom Town centre with its comprehensive shopping services is located within a 4-mile radius

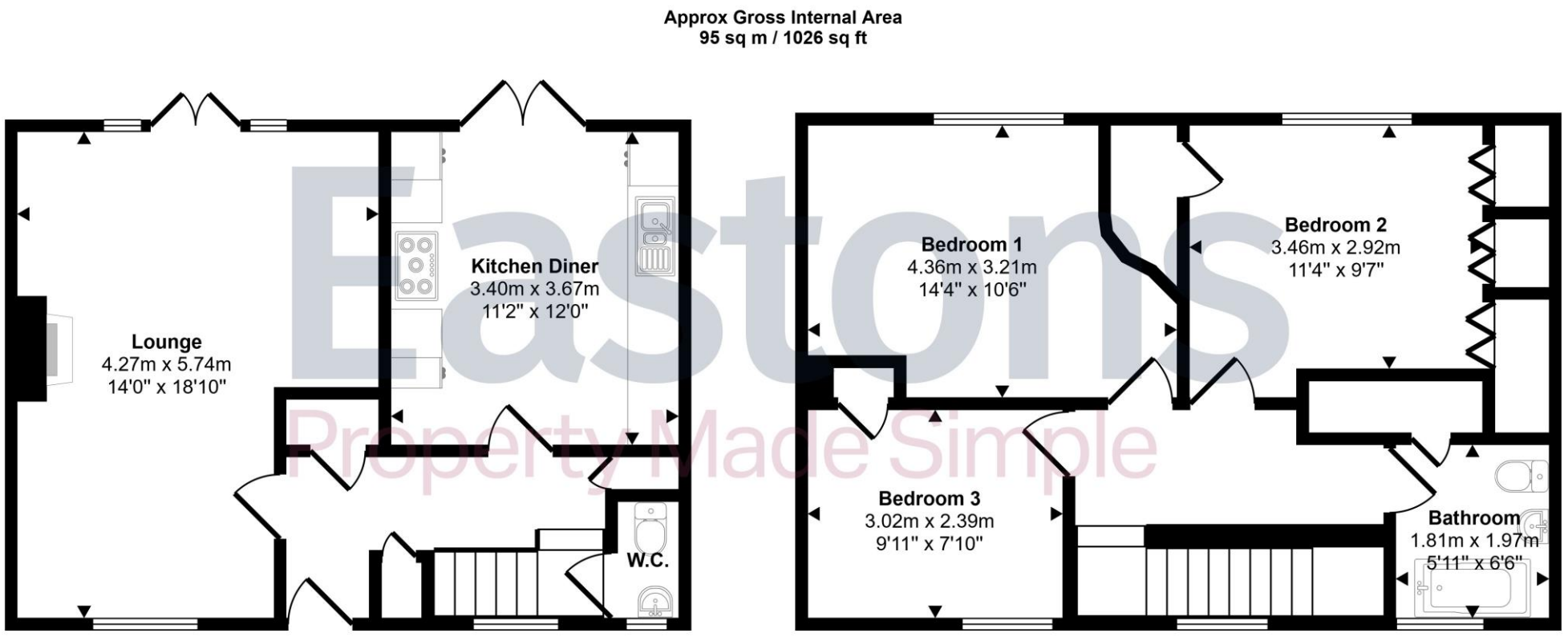
Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety