



DOWNLAND WAY, EPSOM, KT18

£350,000

LEASEHOLD

Winkworth





DOWNLAND WAY

EPSOM, SURREY, KT18

A WELL-PRESENTED TWO BEDROOM FIRST FLOOR MAISONETTE WITH A LARGER THAN AVERAGE PRIVATE GARDEN.

Situated in a quiet yet convenient location, on the edge of Epsom Downs. Tattenham Corner railway station (zone 6) offers services to London Bridge and London Victoria. Local shops are just a short walk away, as are the green open spaces of the Epsom Downs, which is home to the world famous racecourse and The Derby.

More comprehensive shopping and leisure facilities can be found in Epsom Town Centre which is approximately 2.5 miles away. The A217 and M25 are easily accessible.



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This attractive maisonette enjoys an excellent position within the road with a good sized lawned communal frontage, and a sizable private rear garden to the rear of the block.

Beautifully maintained by the owners, the accommodation briefly includes; private entrance with the front door opening to a staircase that leads to the first floor its spacious and bright landing with direct access to the private balcony offering views to the front. There is a spacious living/dining room with a feature fireplace and great outlook to the front, a fully fitted kitchen with white gloss finished units, two well proportioned double bedrooms and a superb modern shower room.

Outside to the rear, is the sizeable garden with its decked seating area, large lawn and a selection of attractive plants and mature shrubs. There are two useful storage sheds and a greenhouse. Parking at the front of the property is unrestricted and plentiful.

The property is surrounded by beautiful greenbelt countryside. All in all a superb property in a very sought-after convenient



BANSTEAD OFFICE

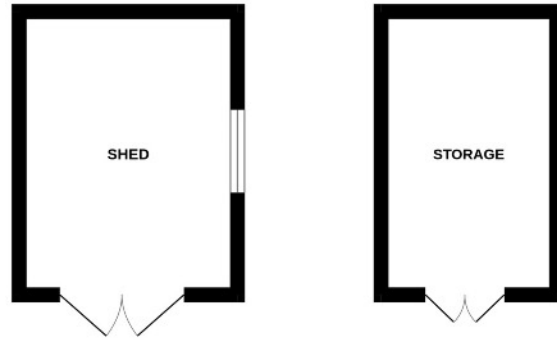
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AT A GLANCE...

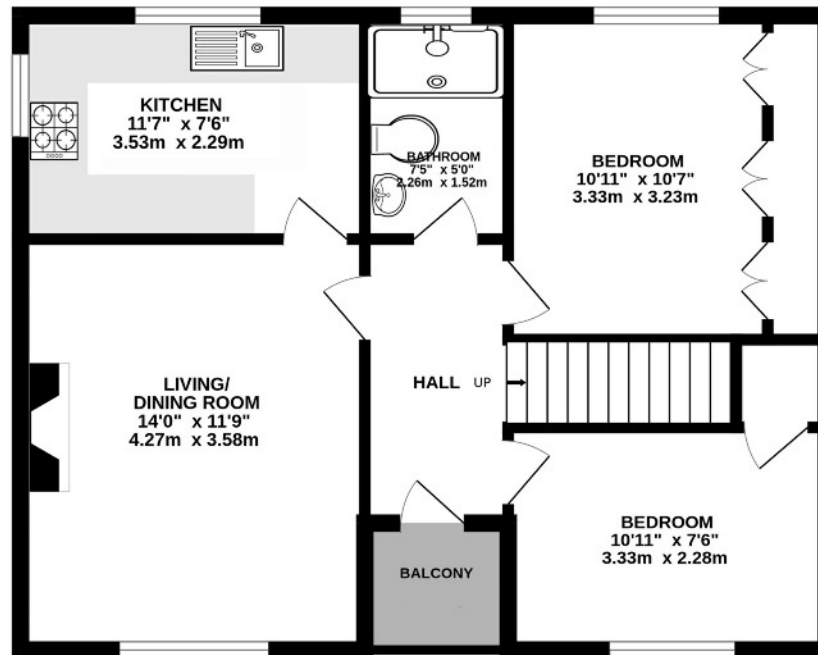
- Hall/Landing
- Living/Dining Room - 14'0" x 11'9" (4.27m x 3.58m)
- Kitchen - 11'7" x 7'6" (3.53m x 2.29m)
- Balcony
- Bedroom 1 - 10'11" x 10'7" (3.33m x 3.23m)
- Bedroom 2 - 10'11" x 7'6" (3.33m x 2.28m)
- Shower Room - 7'5" x 5'0" (2.26m x 1.52m)
- Rear Garden - 50' (15.24m) approximately



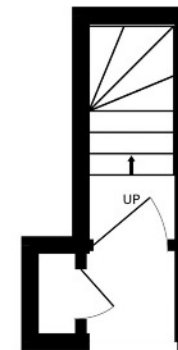




Downland Way, Epsom
 INTERNAL FLOOR AREA
 (APPROX.) 615 sq ft/ 57.1 sq m
 Excluding Outbuildings
 Garden extends to 50 ft/ 15.24 m.



FIRST FLOOR GARDEN FLAT



GROUND FLOOR
 ENTRANCE

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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