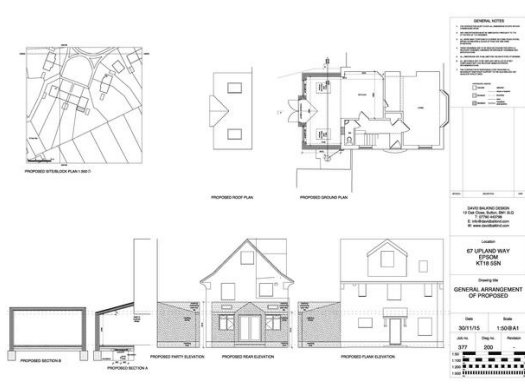


Upland Way  
Epsom, KT18

Freehold  
Offers in excess of £500,000



Days To Secure Buyer: 160  
Number of Viewings: 11  
Number Of Offers: 3  
Sale Agreed Price: £500,000  
Days to Exchange Contracts: 78  
Percent of Marketing Price Achieved: 100%



THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT  
Tel: 01737 246 777  
E-mail: [hello@powerbespoke.co.uk](mailto:hello@powerbespoke.co.uk)

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— remarkably different. —

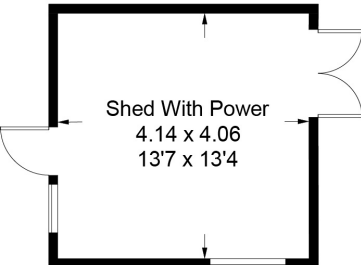


Approximate Gross Internal Area = 117.2 sq m / 1261 sq ft

Garage = 20.8 sq m / 224 sq ft

Shed With Power = 16.8 sq m / 181 sq ft

Total = 154.8 sq m / 1666 sq ft

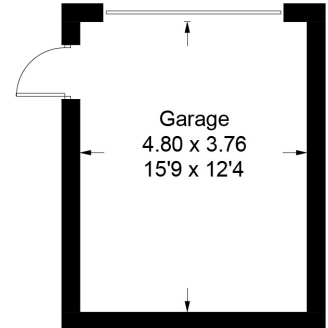


(Not Shown In Actual Location / Orientation)

**Shed**

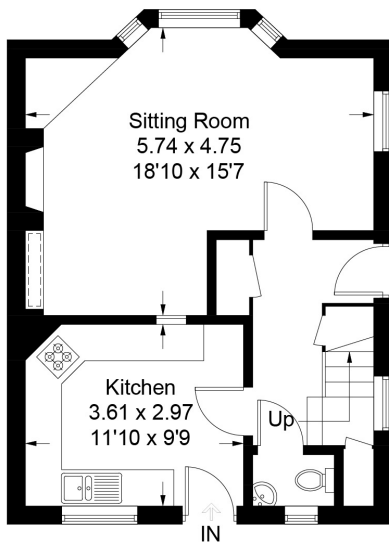


= Reduced headroom below 1.5m / 5'0

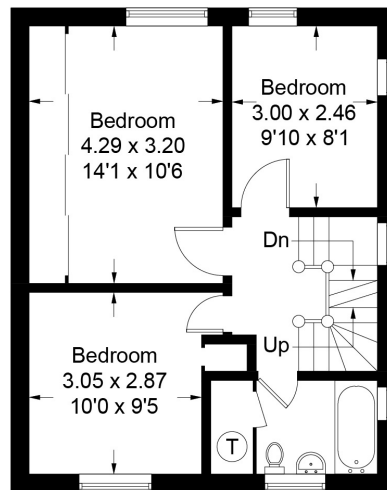


(Not Shown In Actual Location / Orientation)

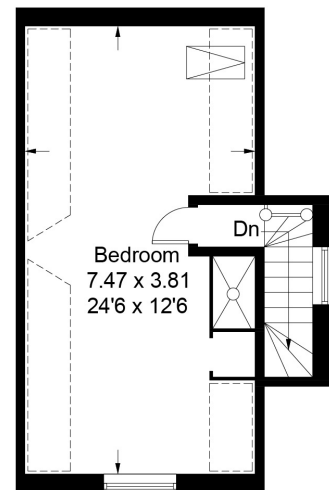
**Garage**



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID296437)

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Located just HALF A MILE from Tattenham Corner train station and occupying a LARGE CORNER PLOT with PLANNING PERMISSION for ground floor extension this property is a FOUR BEDROOM house with 2 DETACHED OUTBUILDINGS (garage and brick built shed with power). Further benefits include OFF ROAD PARKING, downstairs WC, 18 ft living room, three first floor bedrooms and a 24FT BEDROOM on the second floor (loft conversion).

#### Other Information...

Planning Permission Reference: Reigate and Banstead 15/02754/HHOLD  
Parking Arrangements: Off road parking  
Vendors position: Found a property to buy  
Council Tax Band: D  
Property Built: 1950's  
Potential to add value/extend (stpp): Yes  
Tenure: Freehold  
Loft: Converted into a Bedroom  
Age of Boiler: 10 years+ (serviced annually)  
Windows Installed: 2016  
Garden Fence: Left side of the garage  
Garden Shed: Remaining  
Garden Direction: South West

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