



**Ellington Way  
Epsom - Offers In Excess Of £800,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### Ellington Way Epsom

Offers In Excess Of  
£800,000

- Detached 4/5 Bed Family Home
- Open Plan Kitchen Breakfast Area and Conservatory
- Extended Living Room Double Doors to Back Garden
- Extended Storage Room backing the Single Garage
- Front Reception Room / Dinning Room.
- Study / Home office
- Master Bedroom with Ensuite and Built-in Wardrobes
- Two further Double Bedrooms and a good size Single Bedroom
- Quiet Cul-de-Sac location in Epsom

Johnson's are pleased to offer this beautifully presented, extended 4-bedroom detached home with 3 reception rooms, located in a quiet sought-after residential cul-de-sac near to Epsom Downs and Tattenham Corner, home of the world-famous Epsom Derby.



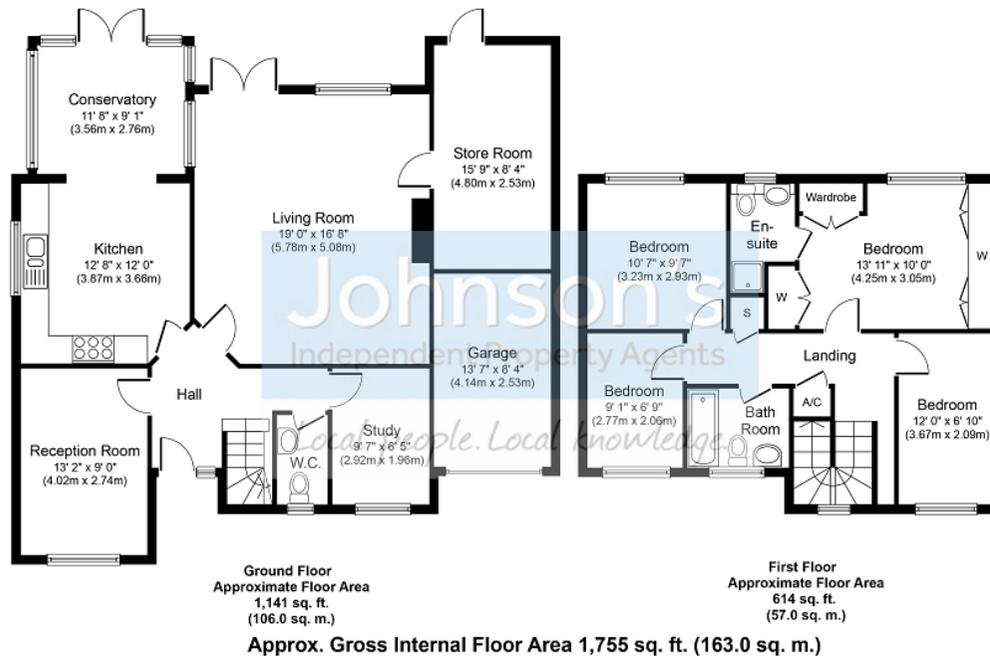
How energy efficient is the property?

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |                         |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         | 74   | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            | 62                      |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |  | <b>England, Scotland &amp; Wales</b>                            |
|   |                         |  | EU Directive 2002/91/EC   |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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the local area



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