

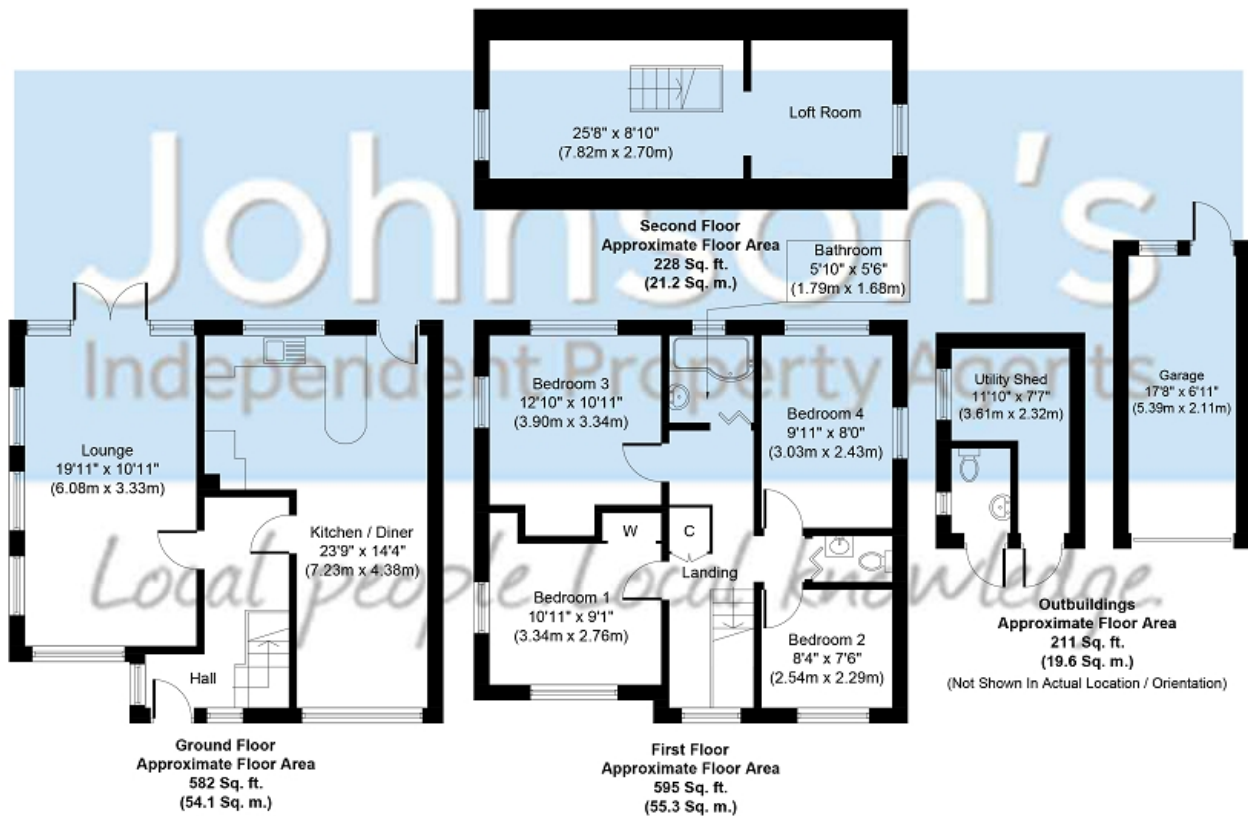


£690,000

Great Tattenhams, Epsom



- \*\*Open Day Saturday 23rd September 2023- By Appointment Only\*\*
- Double aspect open plan Kitchen & Dining area
- A mature and secluded rear Garden with a Sun decking area.
- 4 Bedroom detached family home
- Separate outbuilding with utility room, storage and cloak room.
- Loads of potential to extend into the loft room, back and garage side of the property (STPP)
- Triple aspect family room with original parquet flooring
- Front garden with driveway leading to attached garage.
- A Surrey Area of Outstanding Natural beauty.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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\* Open Day - By Appointment Only - Saturday 23rd September 2023\* Johnson's are pleased to offer this attractive 4-bedroom detached family home, in Great Tattenhams, Epsom, just a couple of minutes' walk to Tattenham Corner and Epsom Downs home to the world-renowned Epsom Derby racecourse and access to miles of surrounding countryside in a Surrey Area of Outstanding Natural beauty. No Onward Chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>85</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>67</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	