



**Shawley Way**  
**Epsom - OFFERS OVER -£1125000**

OPEN DAY - SATURDAY 21ST MARCH 2026

**Johnson's**  
Independent Property Agents  
*Local people. Local knowledge.*



## the property



### Shawley Way Epsom

£1,125,000

- Large Four Bedroom Chalet Style Detached Home with a Fully Self-Contained Annexe
- Extended Open Plan Family/Dining & Kitchen Area with Breakfast Bar
- Oak Flooring & Doors Throughout
- Fully fitted Kitchen with Granite worktops Rangemaster Cooker and integrated hi-end appliances
- 2 Family Bathrooms plus 2 ensuite shower rooms
- Annexe including a Double Bedroom with fitted wardrobes Modern fully fitted Kitchen Shower and utility room Open Plan Living and Dining area

\*OPEN DAY Saturday 21st March 2026\* Johnsons IPA are delighted to bring to market this beautifully presented and extended detached four-bedroom chalet-style home complete with a fully self-contained living or accommodating long-term guests. This property is situated in a sought-after residential road near to Epsom Downs and Tattenham Corner home of the world-famous Epsom Derby.



How energy efficient is the property?

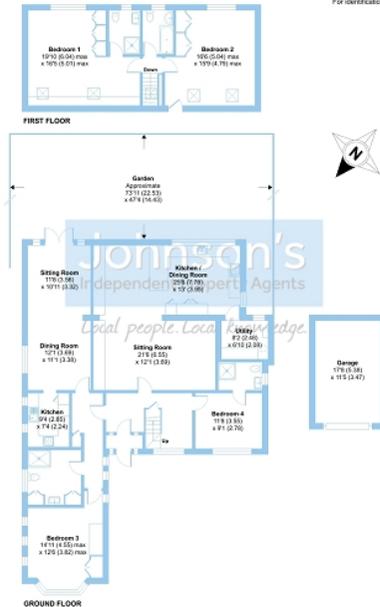
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		83
69-80	<b>C</b>	72	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

Shawley Way, Epsom, KT18

Approximate Area = 2329 sq ft / 216.3 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Total = 2530 sq ft / 234.9 sq m

For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS) Residential. © endwcom 2019. Prepared for: Jamieson's Independent Property Agents. REF: 1416002



## the local area



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