



Maison Chase

**TEALING DRIVE, EPSOM**

**£630,000**



**BEAUTIFULLY PRESENTED 2 BEDROOM BUNGALOW**  
**KT19**

PROPERTY REFERENCE CODE: RS0054

## TEALING DRIVE, EPSOM

Maison Chase proudly present this exquisite two-bedroom detached bungalow. Renovated to the highest standard, this property stands out as one of our finest listings.

- STUNNING TWO BEDROOM DETACHED BUNGALOW
- THE BESPOKE GERMAN OPEN PLAN KITCHEN
- MASTER BEDROOM WITH AMTICO FLOORING AND BUILT IN WARDROBES
- LUXURY FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- 70' LANDSCAPED GARDEN HAS A CENTRAL WATER FEATURE AND LIGHTING
- REFURBISHED TO HIGH STANDARD

### **This property consists of:**

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Upon entering, you'll be captivated by the spacious hallway with elegant Amtico flooring, featuring an inset fish tank, and a view of the expansive reception area. It's clear you're entering something truly exceptional.

The open plan kitchen and reception room is flooded with natural light, thanks to full-height sliding doors and three roof lanterns. The German-made kitchen is a masterpiece, boasting top-tier integrated appliances, a Quooker tap, and Silestone work surfaces. The reception area offers underfloor heating, recessed ceiling mood lighting, and a sleek LED electric fireplace.

The master bedroom, with Amtico flooring and built-in wardrobes, features a luxurious en-suite shower room. Bedroom two is served by an equally lavish family bathroom.


Outside, a 70' landscaped garden with a central water feature and lighting awaits. The frontage boasts a resin driveway leading to a garage with an expanded electric door for easy car access.

Notably, subject to a planning application submitted for a potential third bedroom addition within the existing property.

Tenure: Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	

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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any

of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## Tealing Drive KT19

Approximate Gross Internal Area = 108.5 sq m / 1167 sq ft  
Garage = 18 sq m / 193 sq ft  
Total = 126.5 sq m / 1360 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Viewing by appointment only  
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