



The Crescent, Epsom

The **PERSONAL** Agent

Guide Price £650,000

Freehold

- Periphery of Epsom Common
- South Easterly facing garden
- Three bedroom semi-detached home
- Over 1282 sq ft of space
- Stunning kitchen/diner
- Family bathroom and ensuite
- 20ft living room
- Downstairs cloakroom
- Detached garage
- Off street parking for several cars



Located on the periphery of Epsom Common within the popular Wells Estate, this is a deceptively spacious and very well presented semi-detached house.

The property has been the subject of many quality upgrades and an extension which has created over 1280 square foot of fantastic space.

The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station.

As soon as you step through the front door the amazing feel of

the property is immediately evident, with a stylish and contemporary look throughout with the spacious kitchen/diner being the real star of the show and hub of the home.

To the front of the property is a homely living room with feature fireplace and space for an office area if required. The ground floor is completed by a downstairs cloakroom.

On the first floor are three extremely well proportioned bedrooms with the principal bedroom being serviced by a larger than average shower room the remaining bedrooms having access to the sleek and stylish family bathroom.

From the kitchen, large French doors provide direct access to the south easterly facing rear garden which has been cleverly designed to provide a lawn area, a vegetable patch and patio area perfect for entertaining on those warm summer nights. At the bottom of the garden is a useful shed perfect for storing the

gardening equipment. Finally this flexible property benefits from a detached garage and parking for several cars.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - E





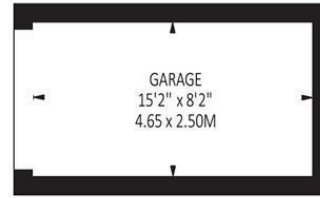
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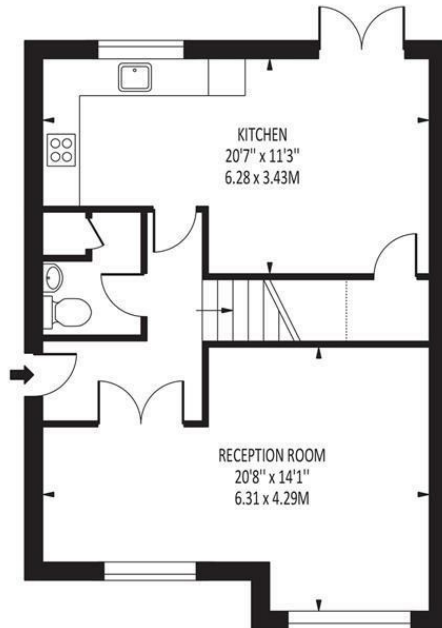
Total Area: 1282 SQ FT • 119.1 SQ M

(Including Garage)

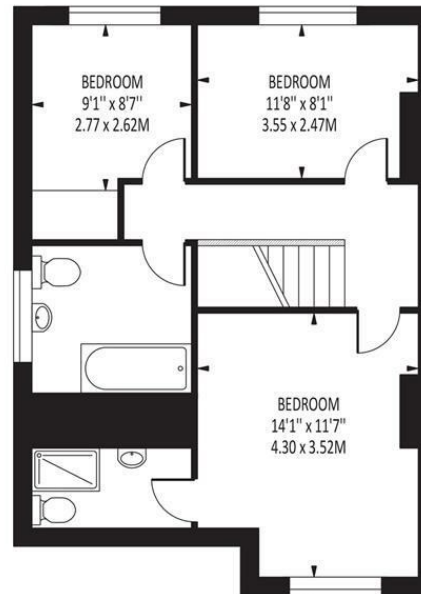
Area of Garage: 125.08 SQ FT • 11.62 SQ M



GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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