



Cavendish Walk, Epsom

The PERSONAL Agent



# Guide Price £700,000

## Freehold

- Highly desirable position
- Attractive town house
- Four well proportioned bedrooms
- Family bathroom and ensuite
- Spacious living room
- Kitchen/dining room
- Garage converted into living space
- South Westerly facing rear garden
- Parking to the front
- Excellent school catchment

Located within a fantastic position on the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, this attractive and deceptively spacious townhouse offers flexible and bright accommodation laid out over three floors with 1402 Sq. Ft of space.

The property sits at the end of a sought after no through road that sides on to the surrounding parkland of the development and provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

Benefitting from numerous upgrades throughout like ceramic tiles and under floor heating to the majority of the ground floor, recessed ceiling speakers and an integrated media entertainment system plus a gate to the rear garden to name but a few.

This fine home really stands out from the crowd and warrants



early viewing to fully appreciate its position, accommodation and great presentation throughout. Sole agent.

The accommodation is both highly practical and bright with the ground floor comprising a spacious kitchen/dining room perfect for entertaining with under floor heating and a door opening directly to the garden, the garage has been converted into a 16ft reception room and the ground floor is completed by a useful cloakroom.

On the first floor is the living room with Juliette balcony, a master bedroom with ensuite shower room and a lovely outlook to the rear over parkland. The top floor comprises a large guest bedroom, two further extremely well proportioned bedrooms and a family bathroom. Further noteworthy points are a fully enclosed rear garden with gate to the rear and a larger than average driveway with parking and further visitors bays nearby.

Livingstone Park is a quiet and well regarded residential

development, ideally located for Southfield Park primary school and is also on the doorstep to Horton Golf Club and Horton Country Park which provide enjoying walks/bike rides in a tranquil setting.

The property is equally convenient for Epsom town centre, offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 4 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Freehold  
Council tax band - F







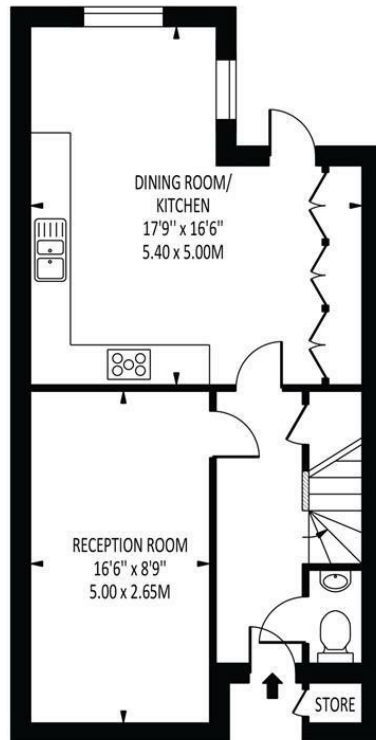




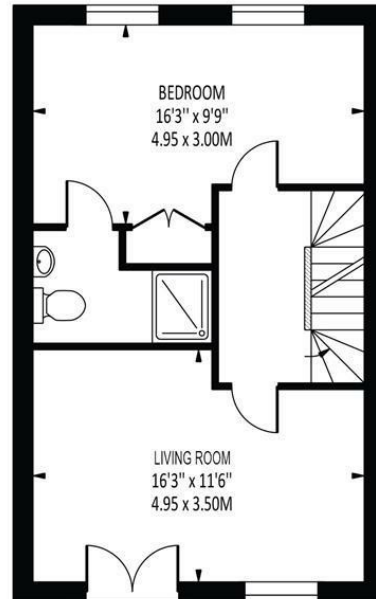
## Cavendish Walk

Total Area: 1402 SQ FT • 130.29 SQ M  
(Including Store)

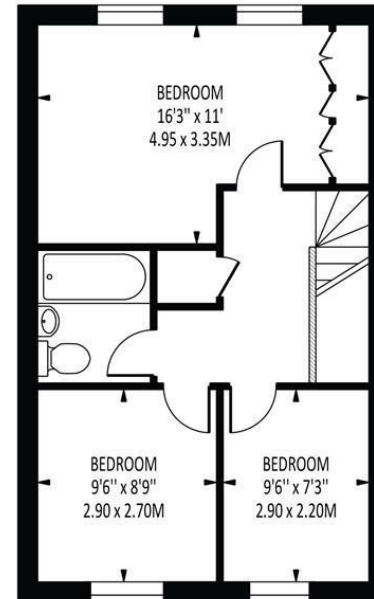
Store Area : 5 SQ FT • 0.48 SQ M



GROUND FLOOR






FIRST FLOOR



SECOND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



