

Cromwells



Kenilworth Road, Epsom, KT17 2NF

Offers in Excess of £700,000

Cromwells are pleased to offer this extended, four bedroom, family home with an attractive west facing rear garden, off road parking for several vehicles and a garage. It is situated in a popular and convenient residential location, a short walk from the amenities of Stoneleigh Broadway, including shops, restaurants and Stoneleigh main line railway station with frequent services into London Waterloo. Well regarded local schools include Meadow Primary School, Nonsuch Primary School, Epsom and Ewell High School and Nonsuch High School for Girls. EPC rating E.

Accommodation

On the ground floor the hallway leads to the good size open plan reception room, with patio doors to the rear garden, the fitted kitchen, utility area and downstairs cloakroom. Upstairs on the first floor are two double bedrooms, a single bedroom and the family bathroom. On the second floor is the master bedroom with en suite shower room and built in cupboard.

Sitting Room - 12' 5" x 11' 10" (3.78m x 3.60m)

Reception Room - 12' 5" x 11' 4" (3.78m x 3.45m)

Kitchen - 15' 0" x 6' 11" (4.57m x 2.11m)

Dining Room - 11' 8" x 9' 2" (3.55m x 2.79m)

Bedroom 2 - 12' 0" x 11' 10" (3.65m x 3.60m)

Bedroom 3 - 12' 5" x 10' 11" (3.78m x 3.32m)

Bedroom 4 - 10' 6" x 6' 10" (3.20m x 2.08m)

Top Bedroom - 13' 5" x 10' 10" (4.09m x 3.30m)

Outside

To the front of the property there is a driveway for the off road parking of several vehicles, leading to a single garage. The west facing rear garden extends to some 120 ft (37 m) and is mainly laid to lawn with mature planting to borders. There is a raised patio area, accessible from both the reception room and the utility room.





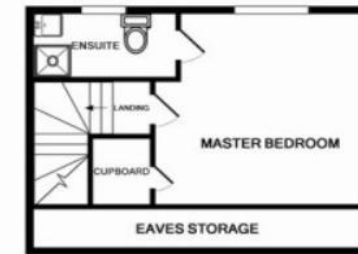
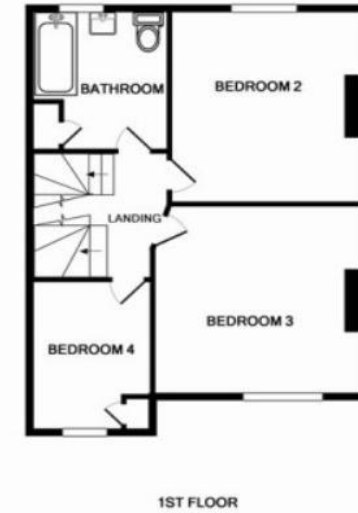
Council Tax - F
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

