

Cromwells



Waverley Road, Epsom, KT17 2LJ

Offers in Excess of £775,000

Cromwells are pleased to offer this five bedroom family home with two bathrooms, off road parking for several cars and a good size rear garden. It is situated in a popular road in a convenient residential location, close to the amenities of Stoneleigh Broadway, Ewell Village, Cheam Village and Epsom. There are a variety of shops, restaurants, gyms, other leisure facilities and transport links. Nonsuch Park is a short walk away. Stoneleigh main line railway station is also within walking distance, with frequent services into Central London, and bus routes link to Morden Underground Station. Well regarded local schools include Nonsuch Primary, Meadow Primary, Cheam High School, Ewell Castle School and Nonsuch High School for Girls.

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### **Accommodation**

An enclosed porch leads to a generous hallway and onto the spacious living room, with double doors to the large open plan kitchen/diner and further double doors to the good size conservatory. Both the conservatory and kitchen have windows and doors to the rear garden. There is also a playroom on this floor as well as a utility room/downstairs cloakroom.

On the first floor there are two double bedrooms with fitted wardrobes, a single bedroom and the family bathroom. Stairs lead to the second floor where there are two further double bedrooms, which can be linked, together with a shower room.

### **Outside**

To the front there is a gated gravel driveway for the off road parking of several vehicles. There is attractive planting to the front boundary.

There is a large rear patio and lawn area, with mature planting to boundaries.





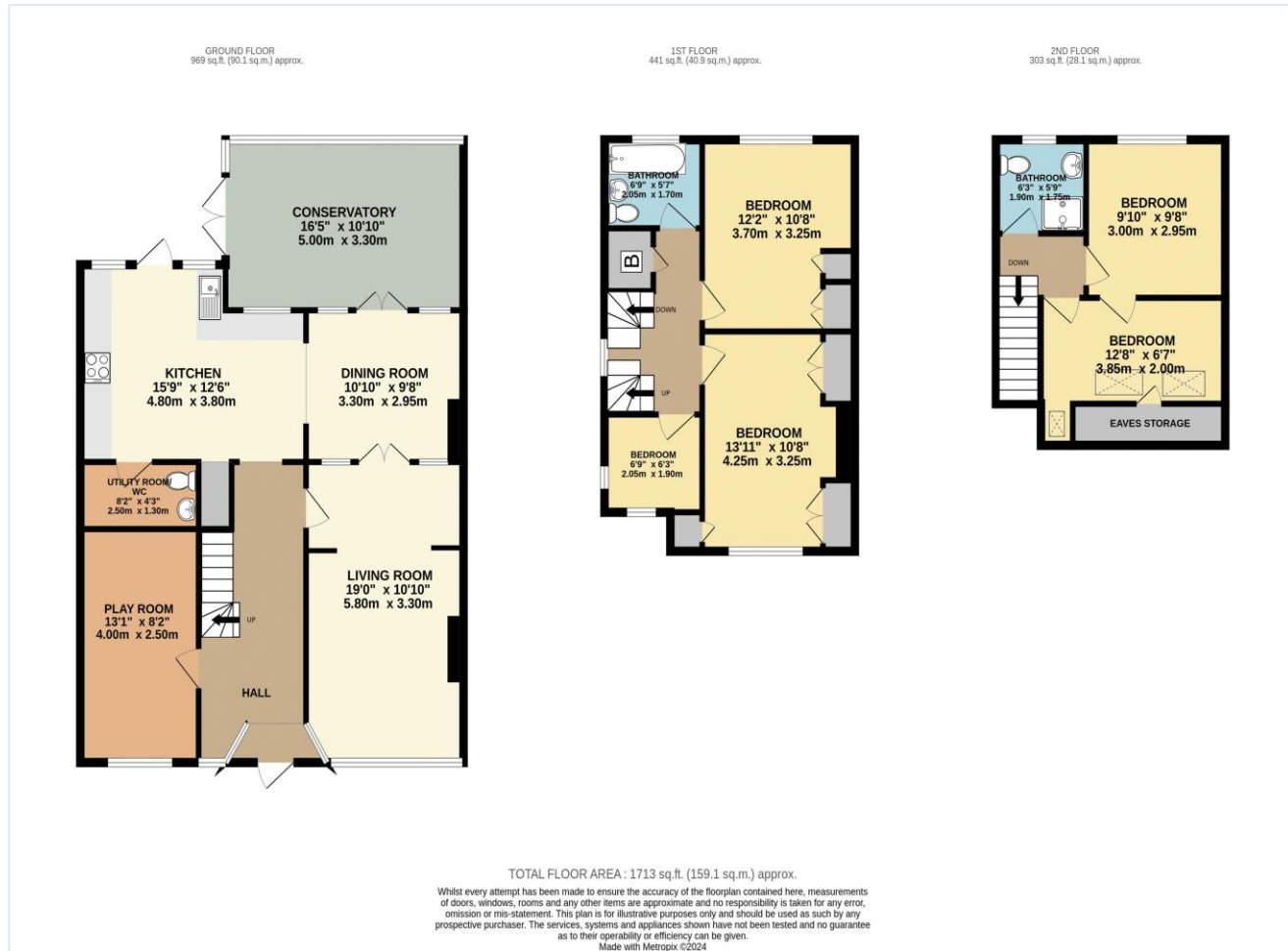
Council Tax - E  
Tenure - Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

