



Shawley Crescent, Epsom

Guide Price £425,000





## Shawley Crescent

Epsom

Beautiful first-floor maisonette in popular location. 3 bedrooms, modern kitchen & bathroom. Private rear garden, sunny aspect. Close to shops, station, schools. Ideal for families & professionals.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Beautifully Presented
- First Floor
- South Facing Private Rear Garden
- Modern Kitchen
- Three Bedrooms
- Short Walk to Station & Shops
- Spacious Living Room
- Catchment For Good Local Schools



Situated in a popular location, this beautifully presented first-floor maisonette offers a perfect blend of modern convenience and comfortable living.

Boasting three generously sized bedrooms, a spacious living room, and a modern kitchen and bathroom this property is ideal for families or professionals looking for a stylish abode.

Outside, the property offers a well-maintained private rear garden that is a true gem. The south-facing aspect ensures plenty of natural sunlight throughout the day, creating a warm and inviting ambience. Whether you're relaxing with a book or hosting a barbeque for friends, this generous outdoor space provides the perfect setting.

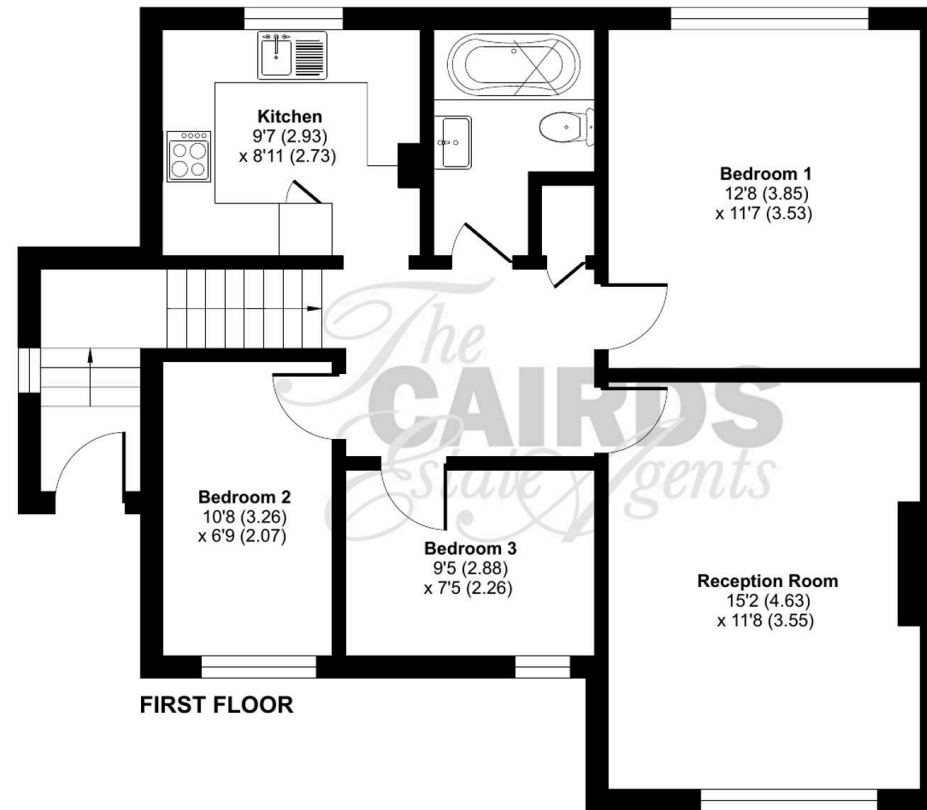
Residents will also appreciate the convenience of being just a short walk away from the local shops and station at Tattenham Corner, making commuting and running errands a breeze. Furthermore, this property is within the catchment area for good local schools, making it an ideal choice for those with children seeking quality education.

Don't miss this rare opportunity to own a property that not only offers comfortable living spaces but also a delightful outdoor area to enjoy the beautiful weather. Call us today to book your viewing!

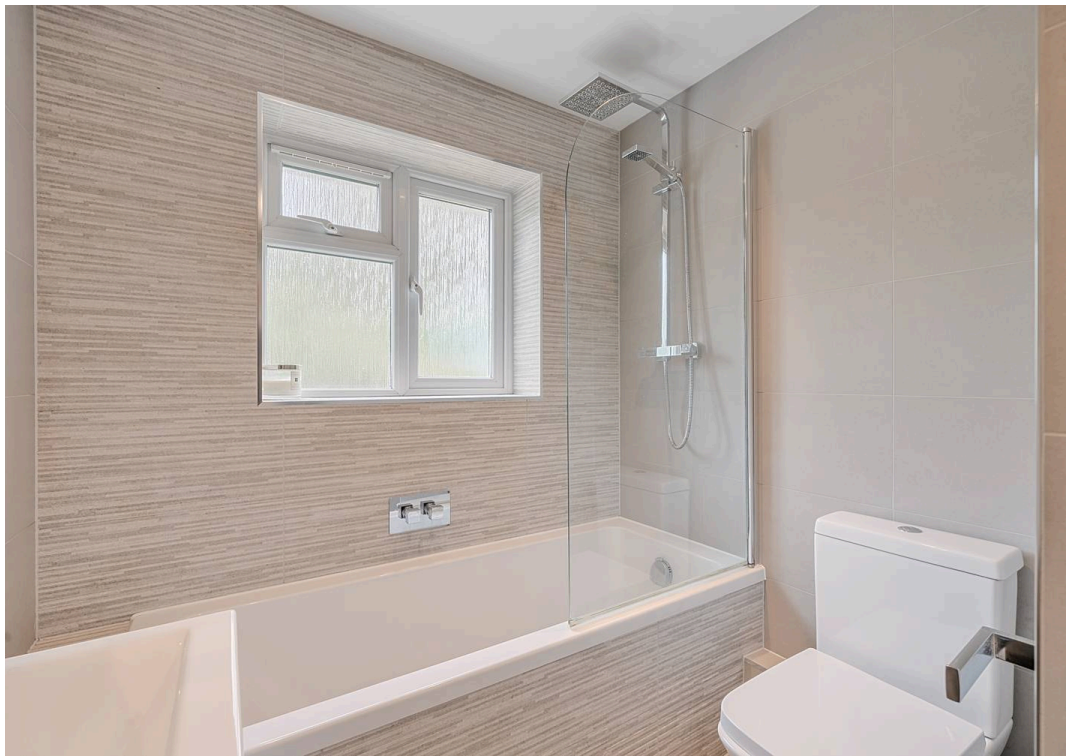
# Shawley Crescent, Epsom, KT18

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale











## Cairds The Estate Agents

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