



41 Cavendish Walk, Epsom
Epsom

Guide Price **£700,000**



Cavendish Walk

Epsom

Modern townhouse in Livingstone Park with 2 receptions, 4 bedrooms & 3 bathrooms. Sunny private garden, bike store, parking. Close to amenities, schools, and transport links. Ideal for families seeking contemporary living in a sought-after area.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Townhouse
- Sought After Livingstone Park
- Four Bedrooms
- Three Bathrooms
- Living Room With Juliette Balcony
- Family/Play Room
- Modern Kitchen/Diner
- Off Street Parking
- Close To Local Shops & Amenities
- Short Drive/Bus Ride To Town Centre & Station
- Catchment Area For Excellent Schools



Nestled within the highly sought after area of Livingstone Park, this modern townhouse offers a contemporary and comfortable living experience. With four generously sized bedrooms and three well-appointed bathrooms, this property is ideal for families seeking a spacious and practical home.

Upon entering the house, one is greeted by a spacious contemporary kitchen/diner equipped with sleek cabinetry and quality appliances, providing an inviting space for culinary enthusiasts to showcase their skills. A family room/play room, converted from the rear of the garage, provides additional living space to suit individual requirements, whilst the ground floor W.C. offers convenience for residents and guests alike.

On the first floor is the stylish living room featuring a Juliette balcony that allows an abundance of natural light to flow through the space, together with the spacious master bedroom and well-appointed en-suite shower room. Whilst on the second floor are three further generously proportioned bedrooms, the second also benefitting from an en-suite shower room and the family bathroom.

In addition to the comfortable interiors, this townhouse also boasts a private south east facing rear garden, a bike store accessed at the front of the property via the garage door and a driveway providing off-street parking for two vehicles. Moreover, the property is conveniently located close to local shops and amenities, making every-day tasks easily accessible.

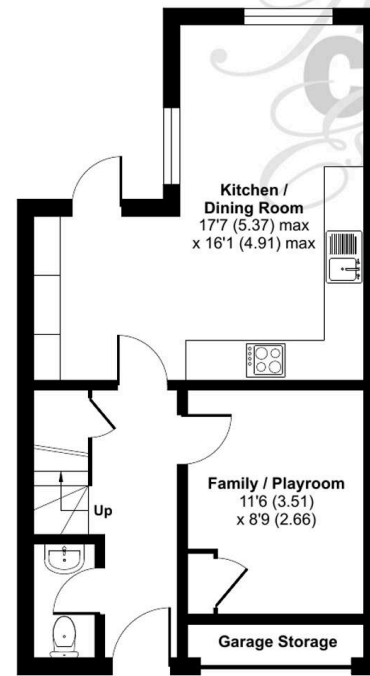
For those who require access to the town centre and station, a short drive or bus ride will lead you to these essential destinations, offering convenience for commuters and those in need of urban facilities. Furthermore, the property falls within the catchment area of excellent schools, providing families with the assurance of quality education for their children.

With its modern design, convenient location, and proximity to essential facilities, this property presents a rare opportunity for those seeking a contemporary living space in a desirable neighbourhood. Do not miss the chance to make this townhouse your new home and experience the best that Livingstone Park has to offer.

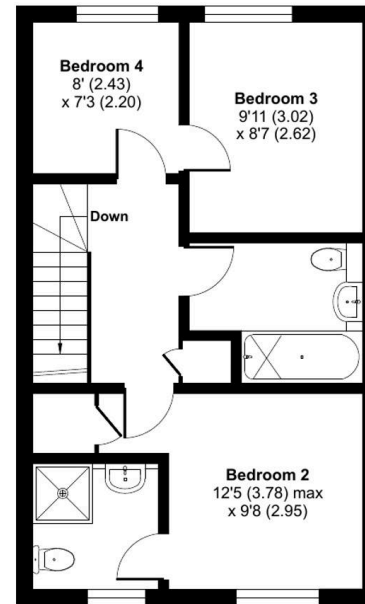
Cavendish Walk, KT19

Approximate Area = 1354 sq ft / 125.8 sqm

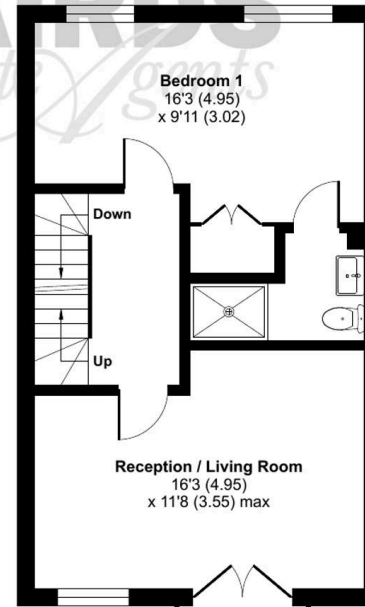
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2025. Produced for Cairds . REF: 1263786





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