



Crossness House, Grove Close, Epsom

Guide Price **£375,000**



Crossness House

Grove Close, Epsom

Stylish two-bedroom first-floor apartment in sought after Clarendon Park with en-suite, modern kitchen, allocated parking, and communal grounds. Close to town centre and station. Ideal for professionals or couples.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- First floor apartment
- Popular Clarendon Park development
- Southerly leafy outlook
- Cul-de-sac
- Modern kitchen
- Two double bedrooms
- En-suite shower room to principal bedroom
- Large, separate store room
- Two allocated parking spaces
- Easy reach of town centre & stations



Located in the ever-popular Clarendon Park development, this outstanding first-floor, two-bedroom apartment delivers stylish, contemporary living in a prime and convenient setting.

Beautifully maintained and presented in excellent condition throughout, the property boasts a bright and spacious reception room, perfect for both relaxing and entertaining. The modern, practical kitchen is easy-to-maintain, with loads of natural light. Both bedrooms are well-sized doubles, with the principal bedroom enjoying the added benefit of a private en-suite shower room. A separate family bathroom serves the second bedroom and visitors alike.

Further advantages include a large storeroom accessed from the communal hallway and two allocated parking spaces, offering convenience and reassurance for residents. The development itself is well kept and surrounded by attractive communal grounds, in a mature private parkland setting, providing a welcoming and pleasant environment.

Ideally situated within easy reach of the town centre and mainline stations (Epsom and Ewell West), this apartment is perfectly suited to commuters and those wishing to enjoy the area's excellent amenities. An ideal home for professionals, couples, or small families seeking comfort, style, and convenience in a highly desirable residential location.

Contact Cairds today to arrange your viewing.

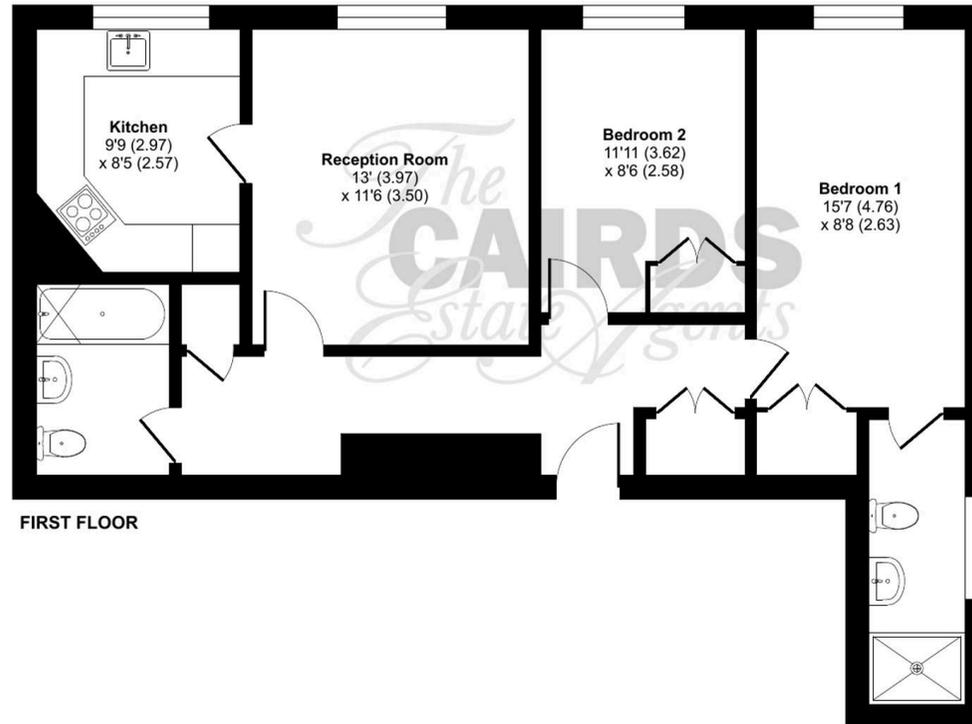
Grove Close, Epsom, KT19

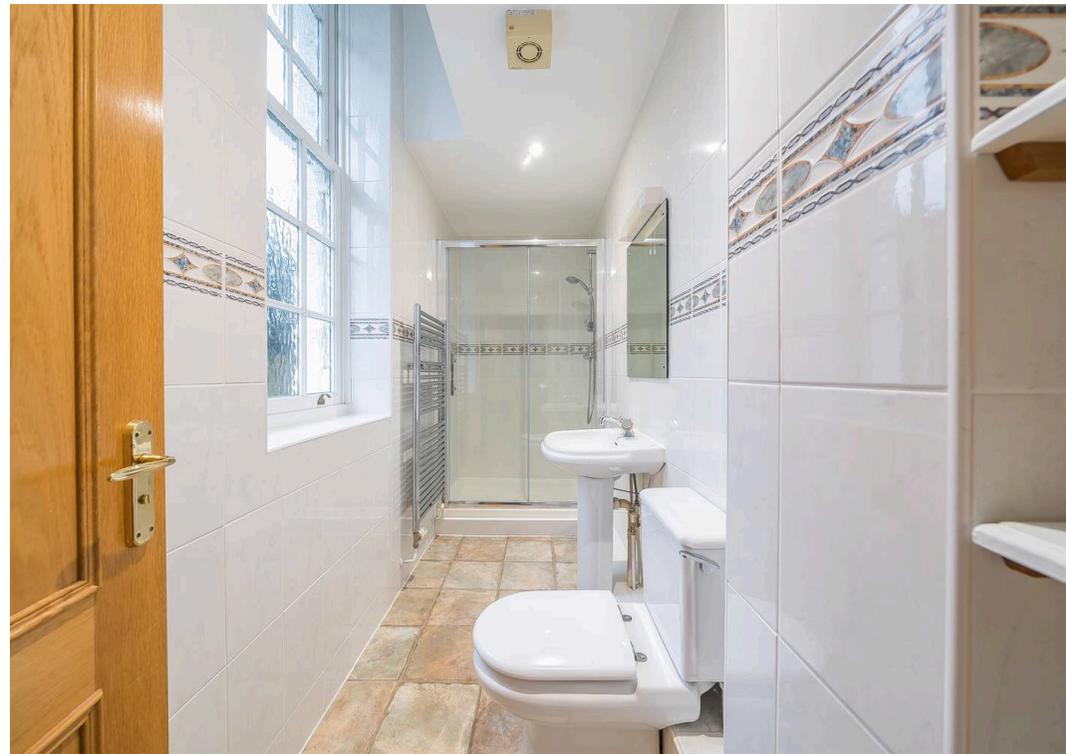
Approximate Area = 746 sq ft / 69.3 sq m

Store Room = 30 sq ft / 2.7 sq m

Total = 776 sq ft / 72 sq m

For identification only - Not to scale







Cairds The Estate Agents

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