



The Crescent, Epsom

Guide Price **£625,000**



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Epsom

Immaculate 3-bed semi in The Wells. Modern kitchen, bathroom, WC, landscaped garden, driveway for 2 cars. Near Epsom Common, schools, and transport. Ideal for families or professionals.

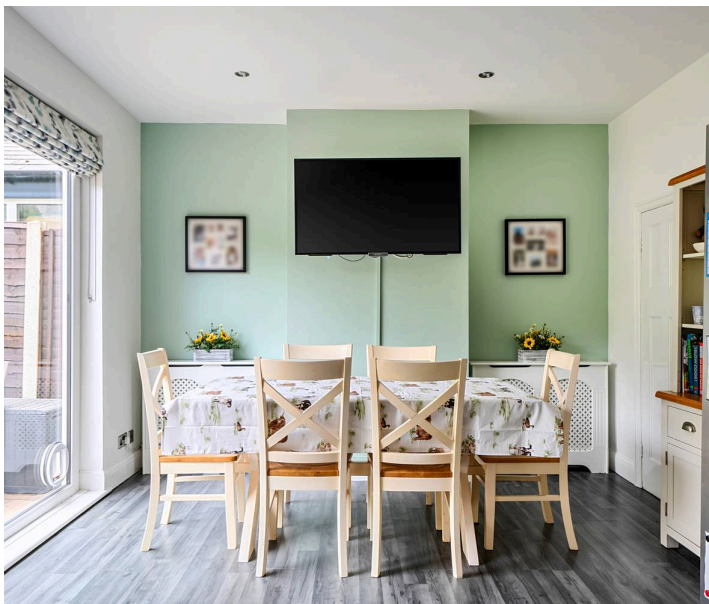
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Popular Wells Location
- Spacious Semi-Detached
- Landscaped Garden
- Driveway Parking For 2 Cars
- Minutes Walk To Epsom Common
- Three Double Bedrooms Plus Downstairs Study
- Modern Family Bathroom
- Spacious Kitchen Breakfast Room
- Downstairs WC
- Immaculately Presented



This immaculately presented three bedroom semi-detached house is situated in a highly sought-after area of The Wells, just minutes' walk from the open green spaces of Epsom Common. The property offers a spacious and versatile layout, ideal for modern family living.

On the ground floor, you are welcomed by a bright entrance hall leading to a generous living room, a downstairs study (perfect for home working), and a contemporary downstairs WC. The heart of the home is a spacious kitchen breakfast room, featuring modern fittings and ample space for dining, making it an inviting space for entertaining or family meals. Upstairs, you will find three well-proportioned double bedrooms and a stylish family bathroom, finished to a high standard. The entire house is tastefully decorated throughout, offering a move-in-ready opportunity for discerning buyers.

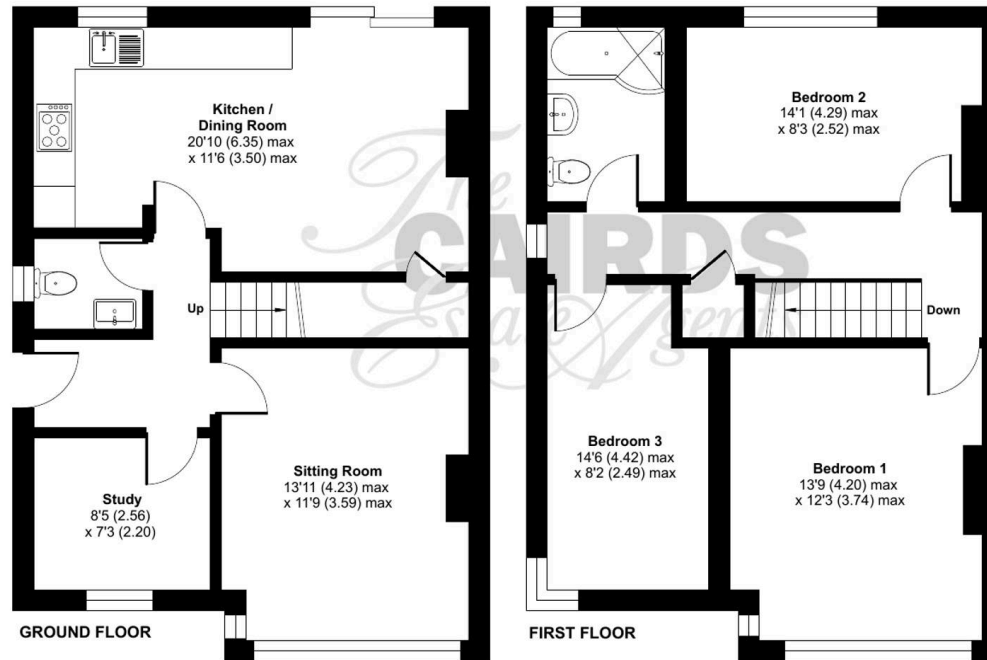
Externally, the property boasts a large private garden, providing a tranquil retreat, featuring a beautiful sandstone patio (ideal for outdoor dining or relaxing in the sun) leading to a practical lawn bordered by mature planting.

This outside space is perfect for both children's play and entertaining guests. To the front, there is driveway parking for two cars, ensuring convenience for the whole family and visiting friends. The combination of private outdoor space and proximity to Epsom Common - along with its convenient walking access to Epsom Station— makes this property an exceptional choice for those seeking both comfort and lifestyle. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

The Crescent, Epsom, KT18

Approximate Area = 1154 sq ft / 107.2 sq m

For identification only - Not to scale







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