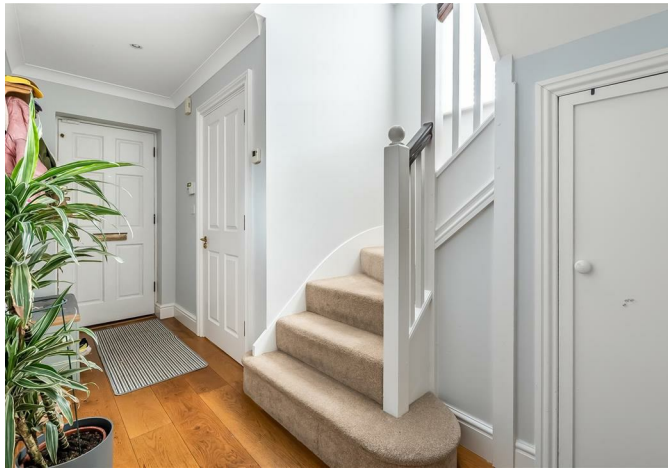


9 The Cressinghams, Epsom, Surrey, KT18 5DJ

Price Guide £975,000









- EXECUTIVE END OF TERRACE HOME
- KITCHEN/BREAKFAST ROOM
- TWO EN-SUITE BEDROOMS
- FAMILY BATHROOM
- GATED DEVELOPMENT, A SHORT WALK FROM EPSOM TOWN
- TWO RECEPTION AREAS
- GUEST TOILET
- TWO FURTHER BEDROOMS
- DETACHED GARAGE & PARKING SPACE
- REAR GARDEN WITH WESTERLY ASPECT

Description

Approached via a pathway through a neat front garden, and alongside the properties detached garage, the substantial front door, with storm porch over, opens in to a welcoming hallway, complete with guest toilet and understairs storage cupboard. A fitted kitchen/breakfast room offers a wealth of storage cupboards along with integrated double oven, gas hob with extractor over, fridge, freezer, and dishwasher with space for washing machine. To the rear of the property, and overlooking the garden is a generous open plan sitting room with bespoke media cabinet wall providing ample shelving, storage and space for electronics. From the sitting room is a separate reception space with double doors opening on to the patio.

On the first-floor, there is a generous principle suite with built-in wardrobe ,in addition to walk-in wardrobe and en-suite shower. A further double bedroom with built-in storage is complemented by an adjacent family bathroom. On the second floor, there is a linen cupboard and two bedrooms from a central landing; one of which benefits from an en-suite shower room.

Outside, the property enjoys a part-walled rear garden with westerly aspect, which is mainly laid to lawn and benefits from a patio area adjacent to the house. Side access leads to the front garden, with single path to the property's own detached garage.

Please note: Freeholders of Ashley court have a right of access on to the property to carry out works related to the surface water drain serving their development.

Situation

Located in the heart of Epsom town centre, this exclusive gated development is just a few minutes' walk to Epsom mainline station and a wide choice of bus routes, The M25 at Junction 9, a few miles away, gives easy access to both Heathrow and Gatwick airports.

The town offers a wide range of facilities including shopping, theatre and cinema. Leisure pursuits with a choice of well-known Health Clubs are on offer locally.

The famous Epsom Downs Racecourse and the surrounding Green Belt, offer walks and bridleways ideal for the riding and walking enthusiast. The RAC Golf & Country Club, Epsom Golf Club and the championship course at Walton Heath are available for the keen golfer.

Locally there is a good choice of schooling including Stamford Green, Rosebery for Girls, Glyn for Boys and Blenheim, to name but a few. Epsom College and the City of London Freemen's in nearby Ashtead are also sought after in the local area.

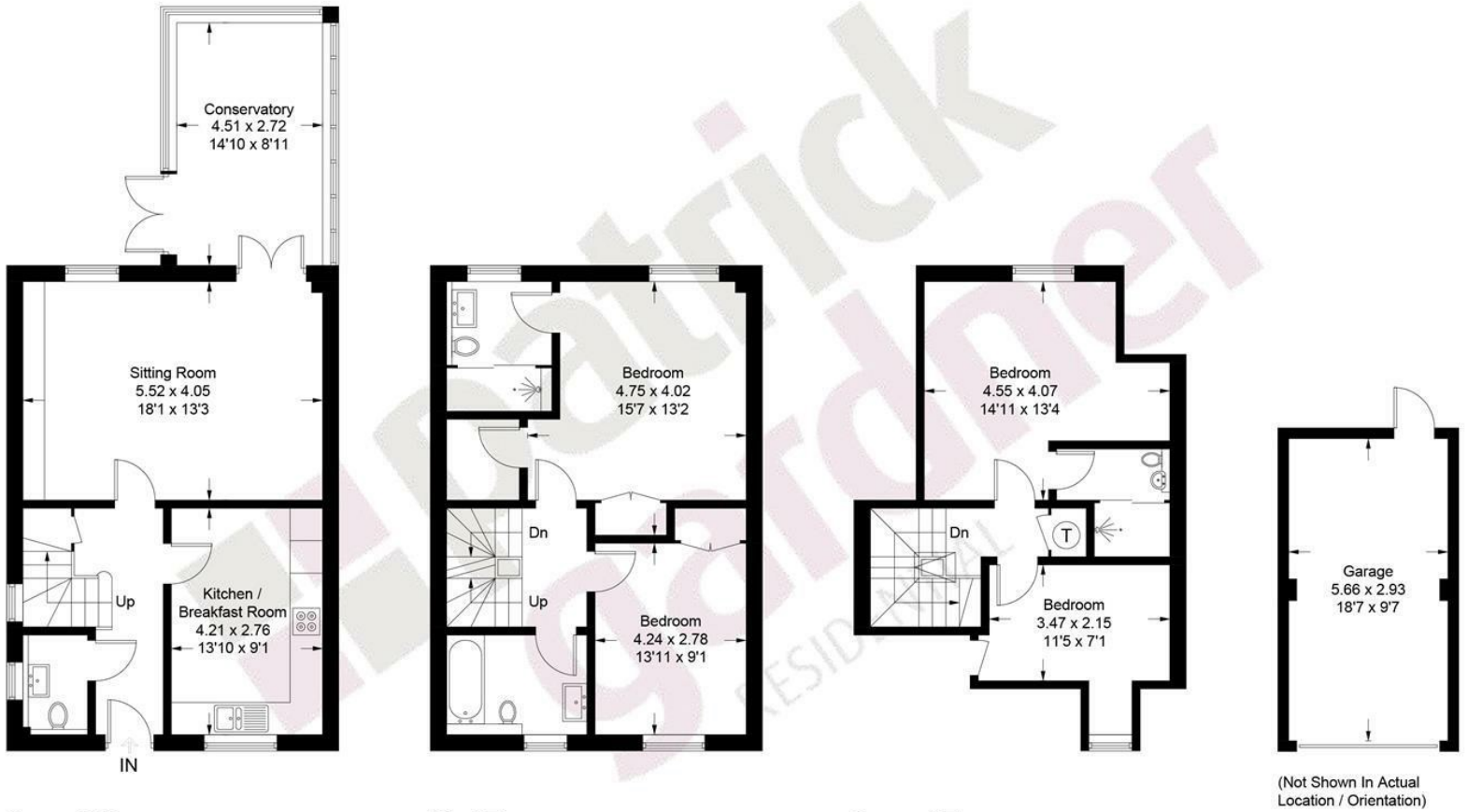
Tenure	Freehold
EPC	C
Council Tax Band	F
Private Road Charge	£580.00 for 2026 (£290 paid every Feb & Aug)







Approximate Gross Internal Area = 140.7 sq m / 1514 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 157.2 sq m / 1692 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1343333)

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