



Cavendish Walk, Epsom

Guide Price £640,000



Cavendish Walk

Epsom

NO ONWARD CHAIN - Modern three-bedroom townhouse in Livingstone Park with open-plan kitchen/diner, two en-suites, garage and landscaped garden. Close to shops, amenities, and station.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Beautifully Presented
- Popular Livingstone Park
- Extended Kitchen/Diner
- Spacious Sitting Room
- Master Bedroom with En-Suite
- Second/Guest Bedroom With En-Suite
- Integral Garage
- Landscaped Garden
- Close To Local Shops & Amenities/Easy Reach Of Town Centre & Station



Nestled at the quiet end of Cavendish Walk - enjoying the peace of a cul-de-sac setting - this beautifully presented three bedroom terraced townhouse is situated within the highly desirable Livingstone Park development. Spanning three floors of spacious and versatile accommodation, the home is perfectly positioned for families, benefiting from an enviable location within the catchment area of local secondary schools, while a short, scenic stroll through the park brings you directly to the local primary school. Offered to the market with the distinct advantage of no onward chain, this property perfectly balances convenience, community, and modern family living.

The property welcomes you with a bright entrance hallway leading to a superbly extended kitchen/dining room, creating a generous open-plan space that is perfect for modern family living and entertaining. A convenient ground floor W.C. completes the accommodation on this level.

The first floor features an impressive sitting room, providing an inviting space to relax or entertain, while the principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room, creating a comfortable private retreat. On the second floor, there are two further generously sized double bedrooms - one of which enjoys its own en-suite shower room - alongside a stylish family bathroom with a bath and overhead shower. This floor also provides access via a fold-out stair to a floored loft space, offering significant, easily accessible additional storage.

Externally, the property boasts a recently renovated, low maintenance rear garden designed for effortless alfresco living. Featuring a sleek new patio and a separate timber-decked sun terrace, this beautifully landscaped space offers the perfect setting for outdoor dining and entertaining. To the front, an integral garage offers secure parking or excellent storage, complemented by off-street parking for additional convenience.

Finished to a high standard throughout, this turnkey home is ready to move straight into and will appeal to buyers seeking modern, low-maintenance living in a well-connected location. Residents enjoy easy access to local shops, amenities, the town centre and the mainline railway station, making both commuting and everyday errands effortless.

Combining contemporary style with practical family living, this impressive townhouse represents an excellent opportunity to purchase a spacious home in one of the area's most sought-after developments. Contact Cairds today to arrange your viewing.

Cavendish Walk, Epsom, KT19

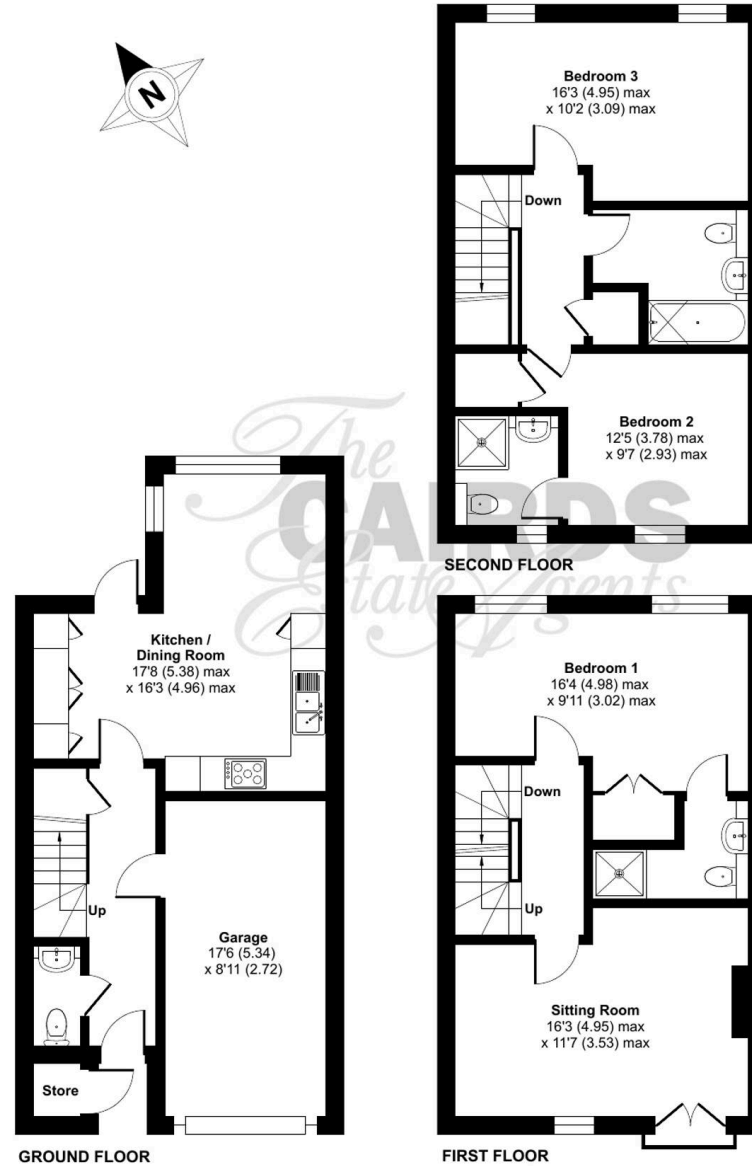
Approximate Area = 1236 sq ft / 114.8 sq m

Garage = 157 sq ft / 14.5 sq m

Store = 8 sq ft / 0.7 sq m

Total = 1401 sq ft / 130 sq m

For identification only - Not to scale







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