



Montrouge Crescent, Epsom

Guide Price £540,000



## Montrouge Crescent

Epsom

Charming mid-terraced house near Epsom Downs with 3 bedrooms, spacious living area, integrated garage & private garden. Ideal family home in convenient location close to shops, amenities & stations. Call to view!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid Terrace House
- Convenient Location
- Three Good Bedrooms
- Family Bathroom
- Downstairs WC
- Private Balcony/Terrace
- Good Size Private Garden
- Integrated Garage Containing Laundry Area, and Bike Storage
- Off Street Parking
- Walking Distance to Epsom Downs

Walking distance to Epsom Downs, in tranquil surroundings, this charming mid-terraced house presents an excellent opportunity. Offering three generous bedrooms, this home provides ample space for families or those looking to upgrade their living space.

At the heart of the home is a spacious living area, perfect for entertaining or unwinding. The well-appointed kitchen comes with integrated appliances, whilst a ground floor WC, provides added convenience for residents and guests alike.

Upstairs, three generously sized bedrooms offer comfortable accommodation for the whole family, all served by a family bathroom. A private balcony/terrace can be accessed directly from the landing.

Outside, a private garden offers a tranquil escape, complemented by an integrated garage and off-street parking. The garage also includes a laundry area and worktop for added functionality.

In summary, this mid-terraced home combines comfort, style, and practicality in a thoughtfully designed layout. Perfect for anyone seeking a peaceful retreat in a rural yet convenient setting, this property is an opportunity not to be missed.

Book your viewing with Cairds today.

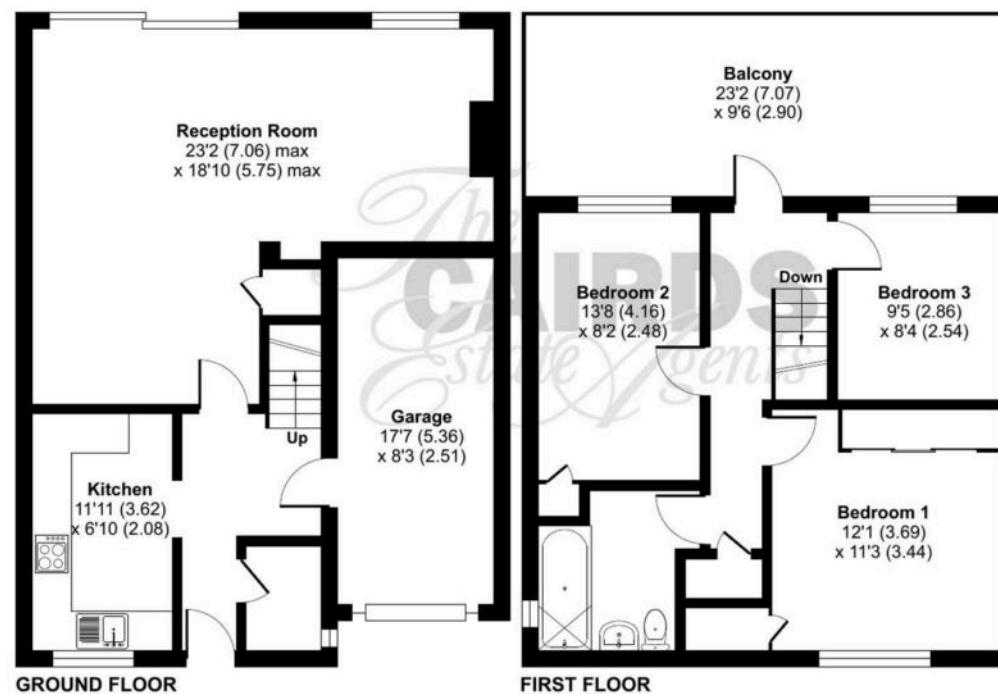
# Montrouge Crescent, Epsom, KT17

Approximate Area = 1057 sq ft / 98.1 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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## Cairds The Estate Agents

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