



Pelman Way, Epsom

Guide Price £500,000



Pelman Way

Epsom

Modern two-bedroom semi-detached home in Livingstone Park with spacious living, stylish kitchen/diner, garden, parking, and easy access to shops, parks, and transport. Ideal for families or commuters.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Popular Livingstone Park Development
- Spacious Reception
- Well Appointed Kitchen/Diner
- Two Generous Bedrooms
- Modern Bathroom
- Downstairs W.C.
- Off Street Parking For 2 Cars
- Short Walk To Local Shops & Amenities
- Close To Green Open Spaces/Livingstone Play Park
- Easy Reach Of Town Centre & Station



This spacious four-bedroom detached home offers an excellent opportunity for families or anyone seeking a substantial property in one of the area's most desirable locations. Offered to the market with no onward chain, the property has been thoughtfully extended to provide versatile living accommodation, ready for a new owner to personalise and make their own.

The ground floor features three generous reception rooms, offering flexible space for both formal entertaining and everyday family life. There is also a useful study, ideal for home working, a bright conservatory, a well-proportioned kitchen, and a convenient downstairs cloakroom.

Upstairs, the property boasts four double bedrooms, including a principal bedroom with an en-suite shower room, together with a stylish family shower room featuring a large walk-in shower.

Further benefits include a double-length garage/workshop, providing excellent storage or workspace, along with a generous driveway offering off-street parking for several vehicles.

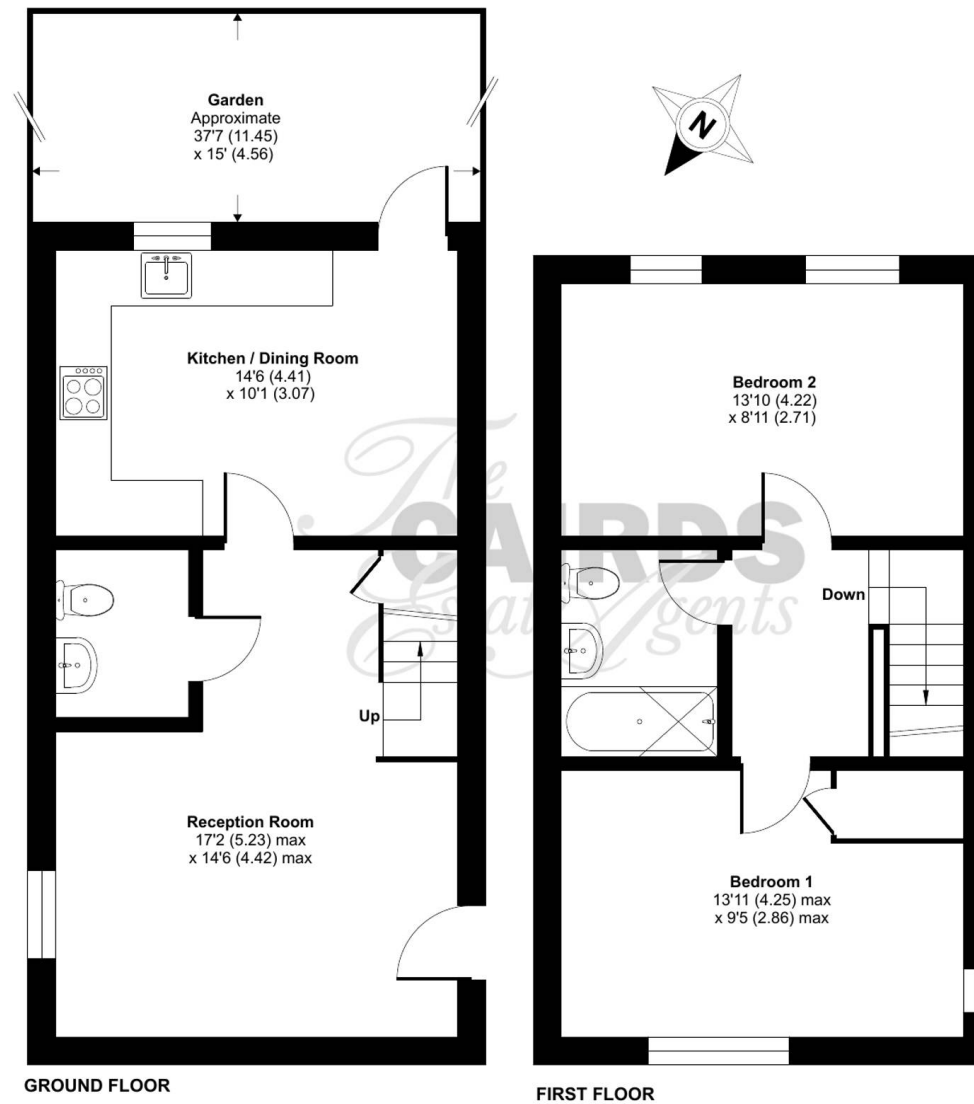
Outside, the mature rear garden, with summerhouse, provides a peaceful setting for relaxing or entertaining, while the wide frontage enhances the property's kerb appeal and practicality.

Ideally situated within a ten-minute walk of the town centre and railway station, and falling within the catchment area for highly regarded schools, this home combines a peaceful residential setting with exceptional convenience.

Pelman Way, Epsom, KT19

Approximate Area = 769 sq ft / 71.4 sq

For identification only - Not to scale







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