



Millais Crescent, Epsom



Offers In Excess Of Freehold

- Mews Town House
- Three Bedrooms
- Spacious Living/Dining Room
- Downstairs W/C
- Family Bathroom & Ensuite Shower Room
- Garage & Parking
- Ample Storage
- Private Road



Set within the heart of this highly sought after development, The Personal Agent are proud to present this deceptively spacious modern townhouse located within a select mews.

The property benefits from highly flexible accommodation, cleverly laid out over three floors. Benefitting from a design that embraces modern family living but also has amazing entertaining spaces suitable for all social occasions, it would be difficult to find a better balanced and more versatile home than the one we offer here.

The property comprises an entrance hallway with

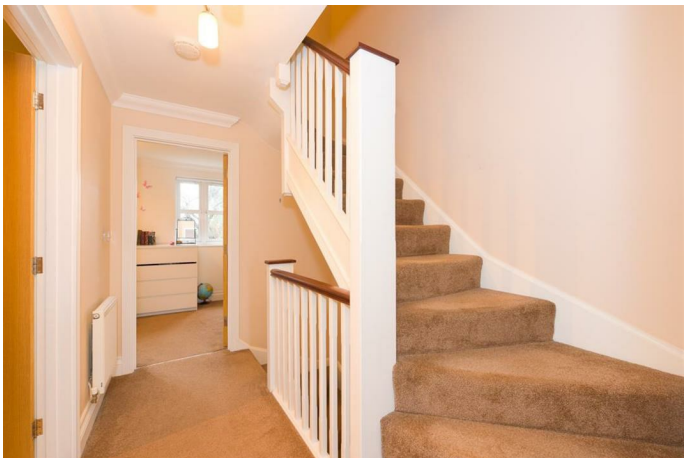
access to understairs storage and doors to; downstairs W/C, kitchen with front aspect bay window providing breakfast seating space, a range of eye and base level units, built-in how and eye level oven with space for fridge/freezer, rear aspect lounge/dining room with double doors opening onto the garden. On the first floor there are two bedrooms, both with built-in storage and a family bathroom, on the second floor is the master suite with built-in storage and an ensuite shower room.

Outside to the front there is a garage and allocated parking, to the rear the garden is low maintenance with a patio across the rear of the property, ideal for

al fresco dining, the remainder of the garden is laid to lawn with mature shrubs and a shed.

Further noteworthy points to mention include a garage, street parking and within the fixed catchment area for Epsom & Ewell High, and close proximity to a number of other excellent junior and senior schools.

Just a stone's throw from the bus stop and a short walk from the open spaces of the Hogsmill Nature reserve, due to the high level of interest that we expect in this property we are recommending immediate inspection to fully appreciate this fine home.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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