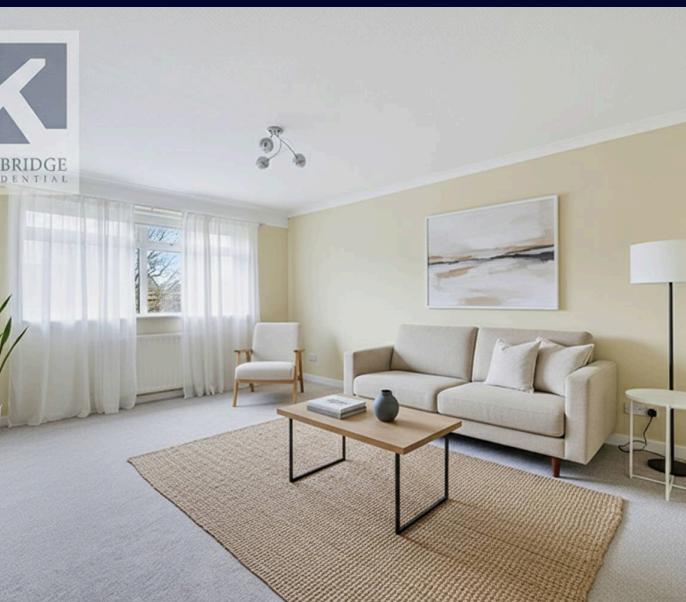


Larch Crescent, Epsom  
Epsom

Guide Price £335,000 - £350,000



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## Larch Crescent

Epsom, Epsom

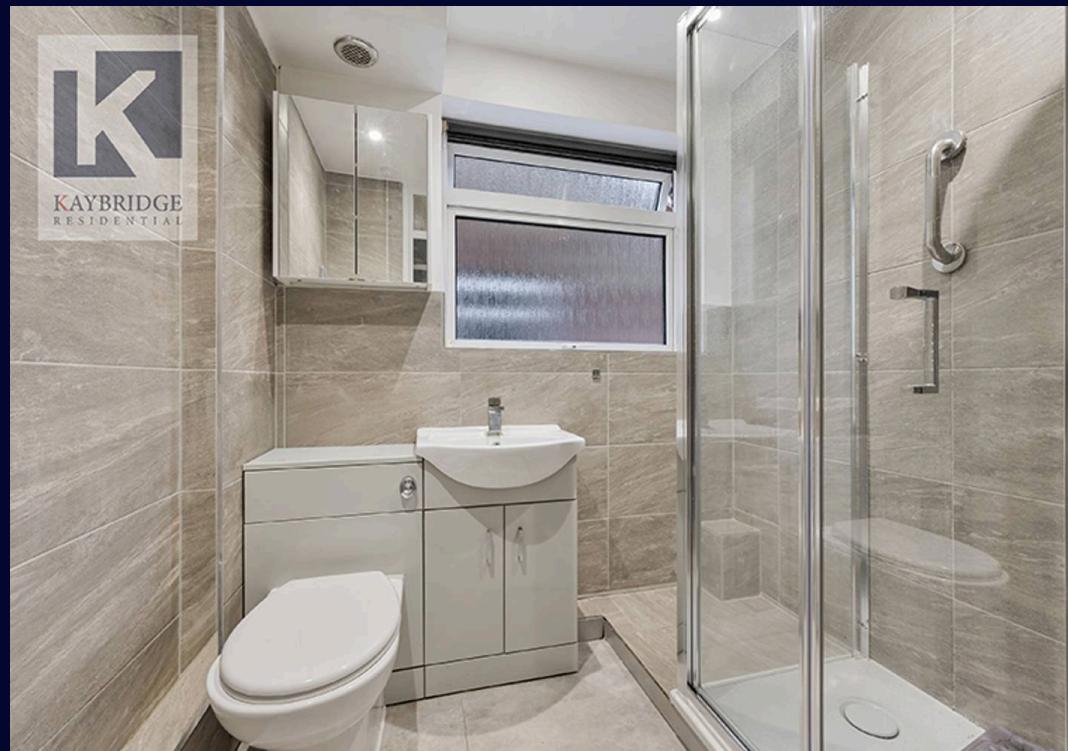
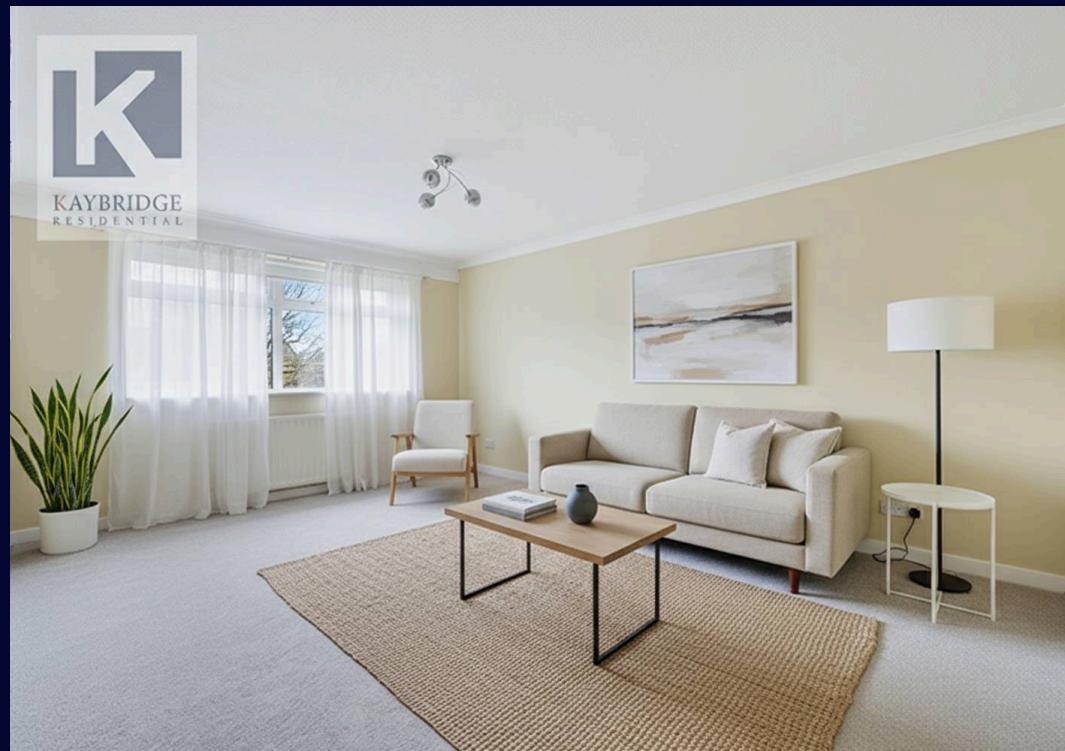
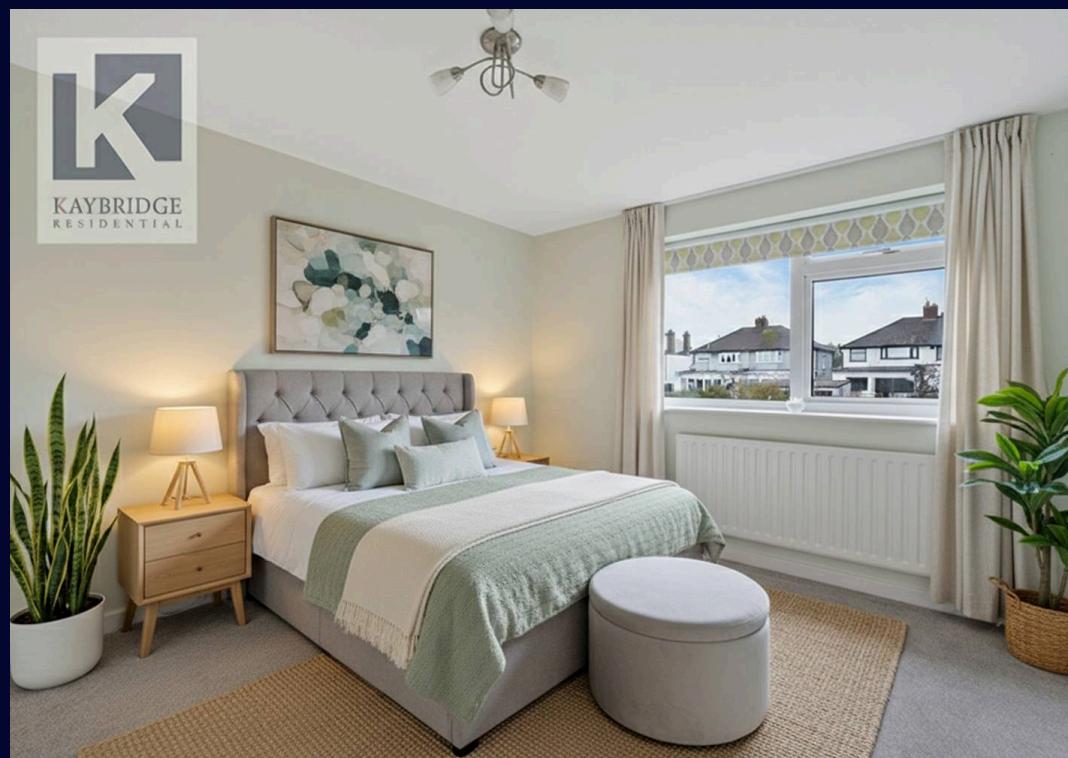
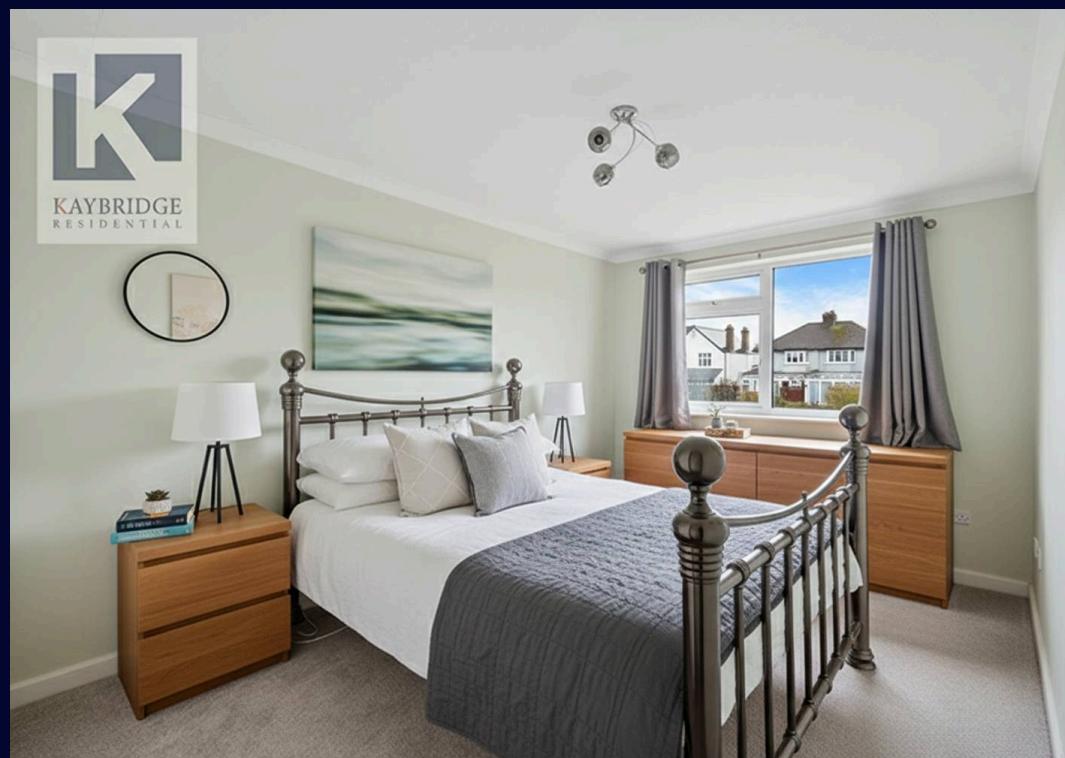
- Two Bedroom Maisonette
- First Floor
- Private Garden
- Share of Freehold
- Modernised Fitted Kitchen
- Single Garage
- Great Condition Throughout
- Short Walk to Horton Golf Park

Presenting this beautifully maintained two bedroom first floor maisonette, offering a superb blend of comfort and modern living in a highly sought after location. The property is offered with a share of freehold, providing peace of mind and a sense of ownership that is highly prized. The lounge is generously proportioned, providing ample space for relaxation and entertaining guests. The modern fitted kitchen has been thoughtfully updated with contemporary units, quality work surfaces, and integrated appliances, making it a practical and attractive space for cooking and dining. Both bedrooms are well sized, with the principal bedroom offering plenty of room for a double bed and additional furnishings, while the second bedroom is ideal as a guest room, nursery, or home office (depending on your needs). The bathroom is presented in excellent condition, featuring a modern suite, stylish tiling, and quality fixtures.

The entire property is decorated in neutral tones, allowing for a wide range of personalisation and ensuring a light and airy feel throughout. Additional benefits include a single garage (perfect for secure parking or extra storage) and gas central heating, which ensures comfort all year round. The maisonette is located in a peaceful residential area, just a short walk from Horton Golf Park, providing a convenient escape for leisure and relaxation. Local amenities, transport links, and reputable schools are all within easy reach, making this an ideal home for professionals, couples, or small families seeking a high standard of living in a desirable neighbourhood. The property has been carefully modernised and is offered in great condition throughout, allowing you to move in with minimal fuss. With its combination of spacious accommodation, quality finishes, and an enviable location, this two bedroom maisonette represents a fantastic opportunity for those looking to secure a stylish and comfortable home. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Discover Epsom - A Desirable Surrey Town Epsom is a historic and highly sought-after market town in Surrey, offering an ideal balance of countryside charm and modern convenience. Just 15 miles from London, it's a top choice for families and professionals who want green space without compromising on connectivity. Epsom station provides direct trains to London Waterloo, Victoria, and London Bridge in under 40 minutes, while major roads like the A3 and M25 are easily accessible. The town is best known for the world-famous Epsom Derby and is surrounded by beautiful open spaces including Epsom Downs, Horton Country Park, and Nonsuch Park. These green areas are perfect for walking, cycling, and enjoying the outdoors. Epsom's vibrant town centre offers a variety of shops, cafés, pubs, and restaurants, plus the Ashley Centre for retail and the Epsom Playhouse for entertainment. Weekly markets and local events add to its strong community feel. Families are especially drawn to Epsom for its excellent schools, such as Rosebery, Glyn, and the prestigious Epsom College. Housing in the area ranges from charming period homes and Edwardian villas to modern apartments and family houses, with popular areas including Woodcote, College Area, and nearby Ewell Village. With its mix of heritage, greenery, excellent amenities, and great schools, Epsom continues to be one of Surrey's most

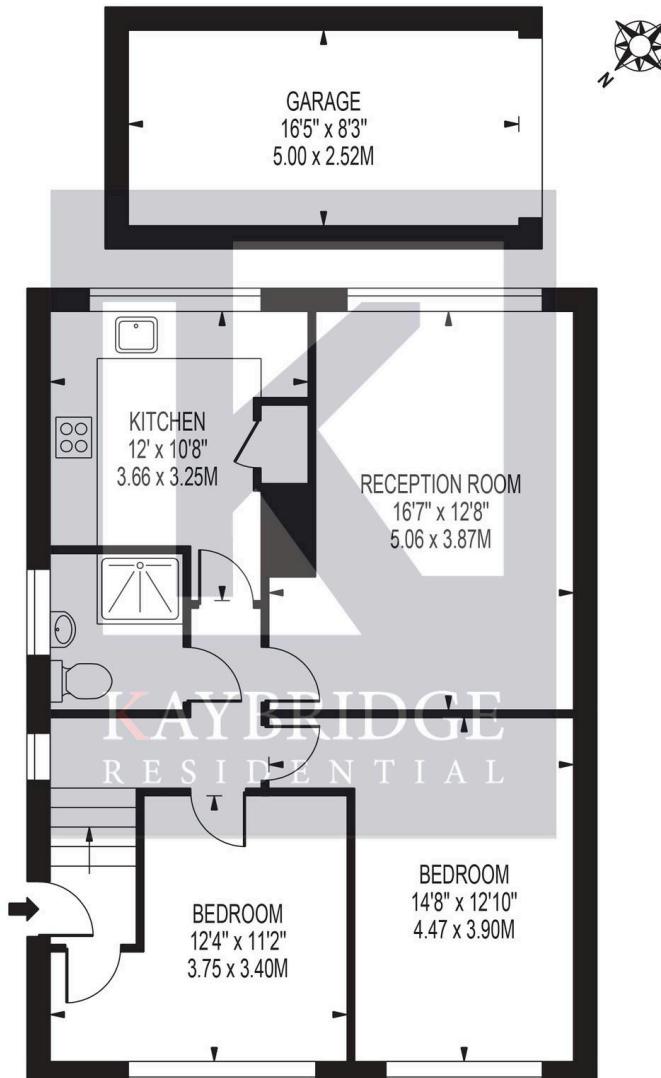




# LARCH CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 63.02 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



KAYBRIDGE  
RESIDENTIAL



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