



Cavendish Walk, Epsom





# Guide Price £565,000

## Freehold

- Three generous double bedrooms
- Bright kitchen/dining room
- L-shaped living room
- Two ensuite shower rooms
- Downstairs cloakroom
- Family bathroom
- Landscaped rear garden
- 1412 Sq Ft of space
- Surrounded by parkland
- Excellent school catchment



### - CHAIN FREE -

Located within the highly desirable Livingstone Park less than a mile from Epsom railway station and town centre, and just a short walk from the acclaimed Southfield Park primary school, this attractive and deceptively spacious townhouse offers flexible and bright extended accommodation laid out over three floors with approximately 1412 Sq. Ft of space.

The well designed accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow in to each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The accommodation is both highly practical and bright with the ground floor comprising a spacious, welcoming and bright entrance hallway, a large kitchen/dining room that really is the

heart of the home and links to the garden. From a practical sense, the ground floor is completed by a downstairs cloakroom and a garage with space for utility area.

Viewing is strongly advised by vendors sole agent.

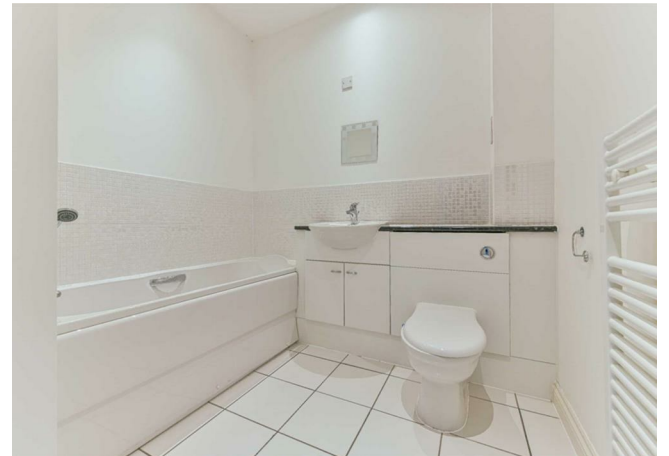
On the first floor the impressive accommodation continues with the large L-shaped living room with Juliette balcony and a generous master bedroom with fitted wardrobes, en-suite shower room.

The top floor comprises a large guest bedroom with fitted cupboard and a further en-suite shower room, further extremely well proportioned third bedroom and a family bathroom to complete this extremely well balanced home.

Further noteworthy points to mention include a fully enclosed rear garden, integral garage which provides potential to convert, and a driveway with parking.

Livingstone Park is a quiet and well regarded residential development, ideally located for Southfield Park primary school and on the doorstep of Horton Golf Club and Horton Country park which provide enjoying walks/bike rides in a tranquil setting.

Equally convenient for Epsom town centre offering a wide range of facilities including shops, bars & restaurants, cinema & theatre and close to popular schools. There are excellent transport links with Epsom railway station which provides regular trains to London Waterloo, Victoria & London Bridge. The M25 Junction 9 is about 3 miles drive away with access to both Heathrow and Gatwick airports.









Cavendish Walk, Epsom  
Total Area: 131.1 m<sup>2</sup> ... 1412 ft<sup>2</sup> (excluding garden)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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