



The Crescent, Epsom

# £585,000

## Freehold

- Offering 1674 Sq Ft
- Four spacious bedrooms
- 26ft x 24ft kitchen/dining/family room
- Separate living room
- Periphery of Epsom Common
- Walk to Epsom town centre
- Viewing strongly advised
- Ensuite shower room & family bathroom
- 52ft x 30ft South facing garden
- Cleverly extended

Located on the periphery of Epsom Common, The Personal Agent are proud to present this cleverly extended semi detached house, benefitting from spacious and adaptable accommodation with easy access to Epsom and Ashtead Common.

The property has been sympathetically extended to include a 26ft x 24ft kitchen/dining/family room, separate living room, utility room, downstairs cloakroom, and large welcoming entrance hall. To the first floor there is a master bedroom with ensuite shower room, three further well proportioned bedrooms and a modern family bathroom.

Outside is a wonderful South facing rear garden that measures 52ft x 30ft with a paved terrace and a detached workshop that could easily be converted into a home office or den. To the front is a driveway providing off street parking for two/three



cars and access to the garden via side gate.

Viewing is essential to fully appreciate this fine family home.

The property enjoys well designed accommodation providing the perfect layout for modern family living with spacious reception areas that complement each other making an ideal layout that is perfect for entertaining, social occasions and most importantly, day to day life. The Wells is surrounded by hundreds of acres of woodland, with bridle paths and woodland walks providing easy access to the picturesque nature reserve of the Stamford Green conservation area and the popular green with duck pond and two public houses. This property balances a semi-rural feel with the convenience of being walking distance of the town centre and mainline railway station via a footpath that links the common to the high street at a distance of 1.1 miles which is typically a 22 minute walk.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.







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>		
(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		
<b>England &amp; Wales</b>	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 any 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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