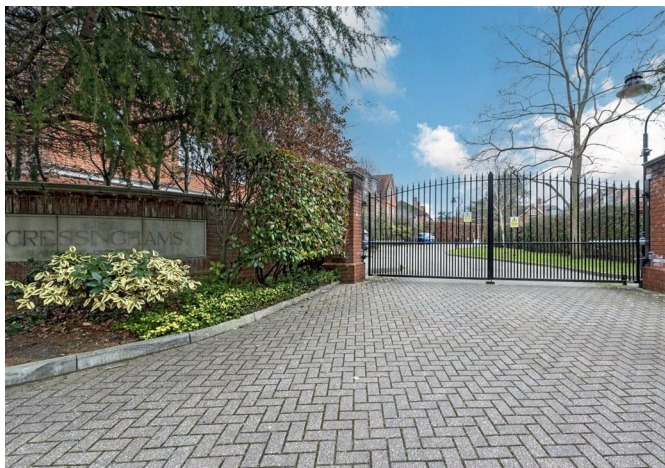


Mark Anthony

Estate Agents



11 The Cressinghams The Parade, Epsom, Surrey, KT18 5DJ
Guide price £930,000



11 The Cressinghams The Parade, Epsom, Surrey, KT18 5DJ

Guide price £930,000

Mark Anthony Estate Agents are excited to be instructed as sole agents to market this executive Town House built by Latchmere Homes located in a private gated development in the heart of Epsom town centre.

The Cressinghams is within the catchment area of outstanding local schools, a short walk from the Mainline Station with excellent links to London as well as Epsom High Street with its shops and restaurants.

The well presented accommodation over three floors comprising of a ground floor kitchen diner with integrated appliances and French doors to a 86 ft South facing garden rear, downstairs W.C, two generous sized separate reception rooms, master bedroom with ensuite bathroom, three further well proportioned bedrooms and a family bathroom.


Further features include an integral garage and driveway providing parking for three cars.

Viewing is Recommended to appreciate this fabulous home with a large garden in the centre of Epsom,

- Executive town house
- Gated development
- Located in the heart of Epsom
- Large ground floor kitchen diner
- Two separate reception room
- Four bedrooms
- Two bathrooms
- 86 FT South facing garden
- Garage and parking for three cars
- EPC Rating C




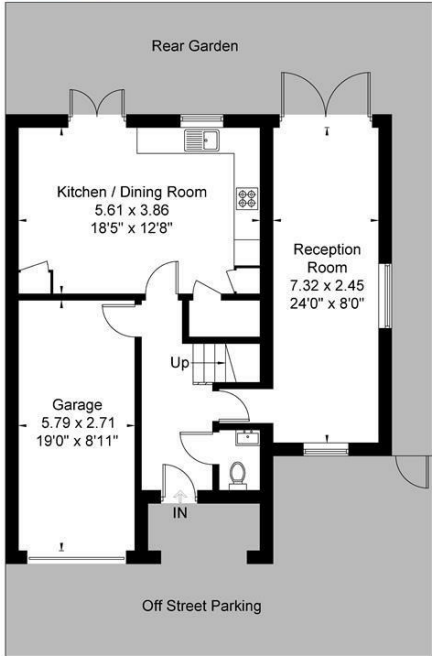
Floor Plans



Cressingham KT18

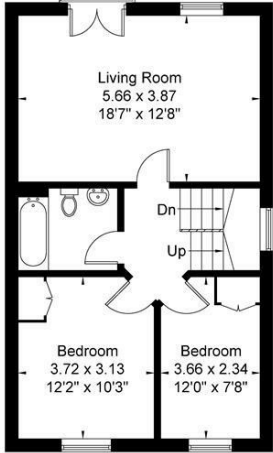
Approximate Gross Internal Area = 149 sq m / 1602 sq ft
 Garage = 15.6 sq m / 167 sq ft
 Total = 164.6 sq m / 1769 sq ft



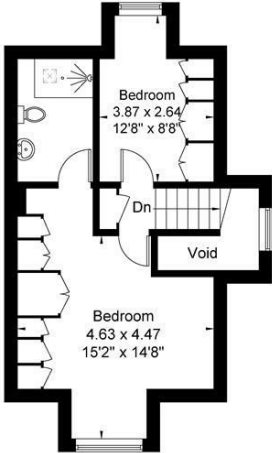


Garage
15.6 sq m / 167 sq ft

Ground Floor
54.1 sq m / 582 sq ft



First Floor
54.9 sq m / 590 sq ft



Second Floor
40 sq m / 430 sq ft

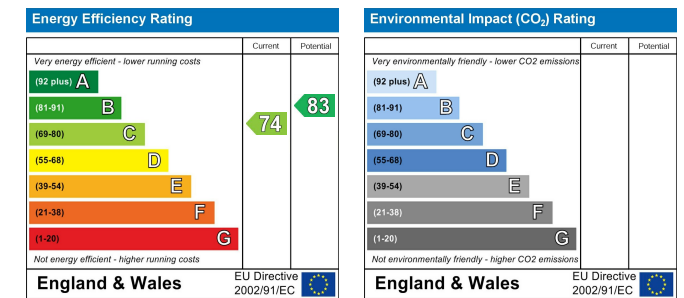
www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.