



Cavendish Walk, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Highly desirable position
- Attractive town house
- Three double bedrooms
- Two ensuite shower rooms
- Spacious living room
- Kitchen/dining room
- Family bathroom
- Garage partially converted to office/snug
- Storage to front & driveway with parking
- Excellent school catchment

Set in a prime position within the highly regarded Livingstone Park development, this beautifully presented townhouse offers light, spacious and versatile accommodation arranged over three floors.

The property features three double bedrooms, two ensuite shower rooms, a generous lounge, modern kitchen/diner, family bathroom and ground floor W.C. The garage has been cleverly converted to provide additional living space, ideal as a home office or snug, while useful storage remains to the front, perfect for bikes and other equipment.

The popular location offers easy access to Horton Country Park and David Lloyd leisure centre, while Southfield Park Primary School is within catchment.

A home that truly stands out, early viewing is highly recommended to appreciate its excellent position, versatile accommodation and stylish presentation throughout.



To the ground floor, an entrance hall leads through to the modern kitchen/diner, which features integrated appliances, excellent storage and a pleasant outlook over the rear garden. A downstairs cloakroom, versatile office/snug and useful storage to the front complete this level.

The first floor provides a well-proportioned lounge with Juliet balcony overlooking the front, alongside the principal bedroom with ensuite shower room. The top floor offers two further bedrooms, which could easily be reconfigured into a three-bedroom arrangement, as many neighbouring homes have done. A further ensuite shower room and family bathroom provide excellent flexibility.

Outside, the fully enclosed rear garden is walled to the rear and features a patio area, ideal for al-fresco dining and entertaining. Off-street parking to the front completes this highly practical townhouse.

Livingstone Park is a quiet and well regarded residential

development, ideally located for Southfield Park primary school and is also on the doorstep to Horton Golf Club and Horton Country Park which provide enjoying walks/bike rides in a tranquil setting.

The property is 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 4 miles drive away with access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council Tax Band - F



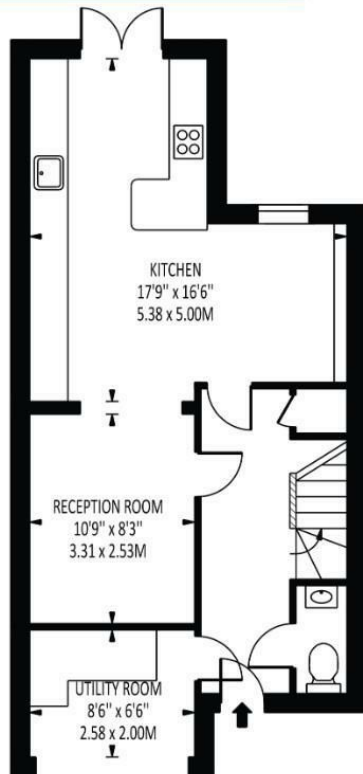


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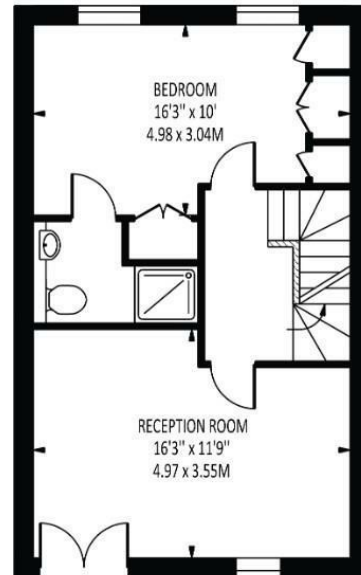


Cavendish Walk

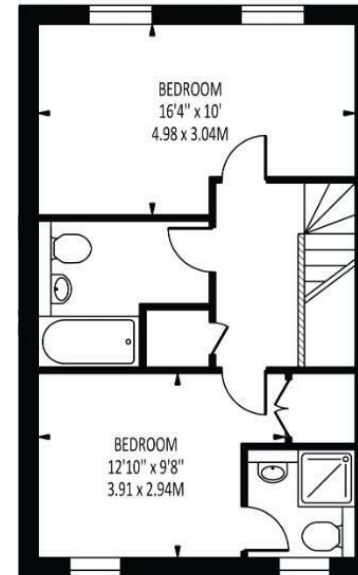
Total Area: 1409 SQ FT • 130.88 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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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