



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 well presented townhouse offers light and spacious accommodation.

Arranged over three floors the property features three double bedrooms, two ensuite shower rooms, a spacious lounge, modern kitchen/diner, family bathroom and ground floor W.C. The garage has been cleverly converted to create additional living space that could be used as a study or a snug and from a practical perspective they have left an area to the front for storage perfect for bikes and other items.

This popular location provides easy access to Horton Country Park, David Lloyd leisure centre and is within the catchment area of Southfield Park primary school.

This fine home really stands out from the crowd and warrants early viewing to fully appreciate its position, accommodation, and great presentation throughout...



To the ground floor an entrance hall leads through to a modern kitchen/diner which has all the integrated appliances and storage you would expect and overlooks the rear garden. There is also a downstairs cloakroom, office/snug and storage to the front.

On the first floor a well proportioned lounge with Juliette balcony overlooks the front aspect and at the rear there is a master bedroom with ensuite shower room. On the top floor there are two further bedrooms that could easily be sub-divided into a three bedroom format, which is what many of these homes have done.

There is a further ensuite shower room to the guest bedroom and the family bathroom, making this townhouse a truly flexible and practical home.

The rear garden is walled to the rear and fully enclosed with patio area that is perfect for al-fresco dining and there is off street parking to the front.

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



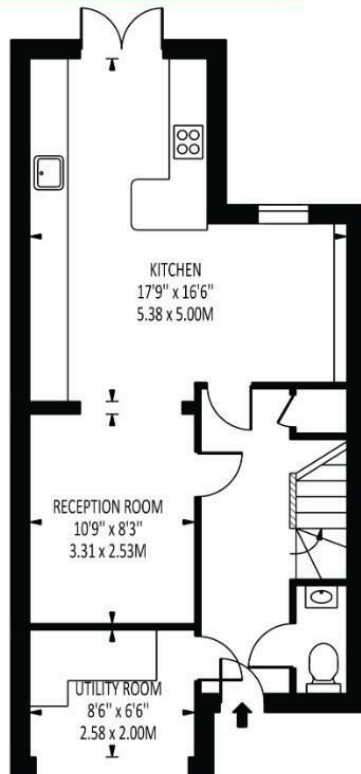


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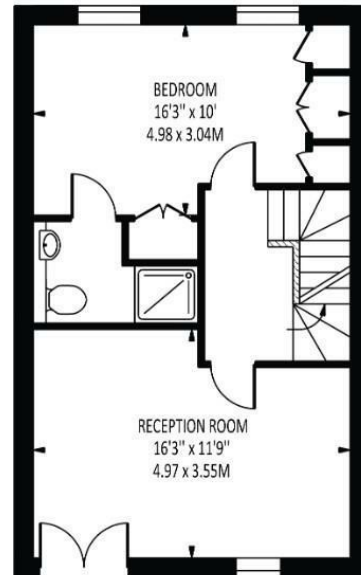


Cavendish Walk

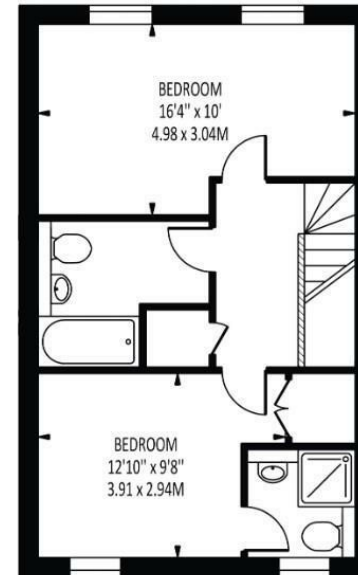
Total Area: 1409 SQ FT • 130.88 SQ M



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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