



Shawley Crescent, Epsom

The PERSONAL Agent

# Offers In Excess Of £400,000 Leasehold

- Immaculately presented
- Stylish first floor maisonette
- Three generous bedrooms
- Luxury fitted kitchen
- Underfloor heated bathroom
- Approx. 50ft private garden
- Log cabin with power & light
- Near Epsom Downs & station

From the moment you step inside, it's clear this exceptional first floor maisonette is something rather special. Beautifully renovated to an impressive standard throughout, this immaculately presented three bedroom home effortlessly combines contemporary style with practical everyday living. Offering bright, thoughtfully designed accommodation alongside its own generous private garden, it presents a rare opportunity for first time buyers, young families or downsizers seeking a home ready to simply move into and enjoy.

Positioned in a well connected yet peaceful location, you'll find yourself perfectly placed to enjoy everything the area has to offer. Whether it's a morning walk around the open spaces surrounding Epsom Downs, a day at the famous racecourse, browsing the nearby local shops or making use of the excellent schools and transport links, including Tattenham Corner station, this is a home that offers the ideal balance between convenience and a relaxed suburban lifestyle.

The accommodation has been carefully updated with quality finishes throughout, creating an inviting flow from room to room. The welcoming lounge/dining room is filled with natural light and provides the perfect setting to unwind or entertain, while the stylish contemporary kitchen has been thoughtfully fitted with integrated appliances, sleek cabinetry and generous worktop space, making it equally suited to everyday family life and hosting friends.



The three well proportioned bedrooms provide flexible accommodation to suit a variety of lifestyles, whether you're looking for comfortable family bedrooms, a dedicated home office or guest space. The principal bedroom benefits from bespoke fitted wardrobes, drawers and a dressing area, whilst the luxurious bathroom has been beautifully finished with elegant tiling, underfloor heating and a contemporary suite that creates a true spa like feel.

Stepping outside, the property continues to impress with its own private rear garden extending to approximately 50ft. A large decked terrace offers the perfect spot for summer dining and entertaining, whilst the generous lawn provides plenty of space for children to play or keen gardeners to enjoy. The fully powered log cabin adds further versatility, lending itself perfectly as a home office, gym, hobby room or studio, allowing you to tailor the space to your own lifestyle.

Homes of this quality, offering private outside space, stylish interiors and such a convenient location, are increasingly difficult to find. Combining modern comforts with excellent local amenities and transport connections, this outstanding maisonette offers an enviable lifestyle and is ready for its next owners to move straight in and start enjoying everything it has to offer.

Epsom Downs offers an idyllic outdoor lifestyle, with wide open chalk downland perfect for long dog walks, morning runs, or relaxed weekend

strolls. Known for its sweeping panoramic views over London and the Surrey countryside, the Downs provide a stunning natural backdrop in every season.

The network of footpaths and bridleways gives residents endless space to explore, while the presence of Epsom Downs Racecourse adds a unique charm and sense of heritage. Whether you're seeking peaceful green space, fresh air, or a picturesque spot to unwind with family and pets, Epsom Downs is one of the area's most treasured assets.

Tenure- Leasehold  
Length of lease (years remaining) - 99  
Annual ground rent amount (£) - 10.00  
Annual service charge amount (£) - 600.00  
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



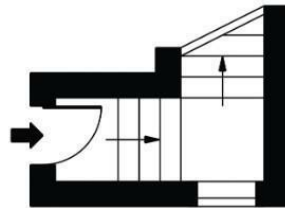
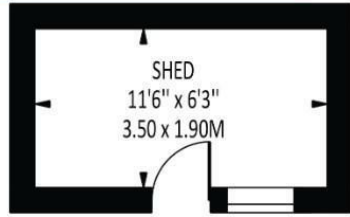


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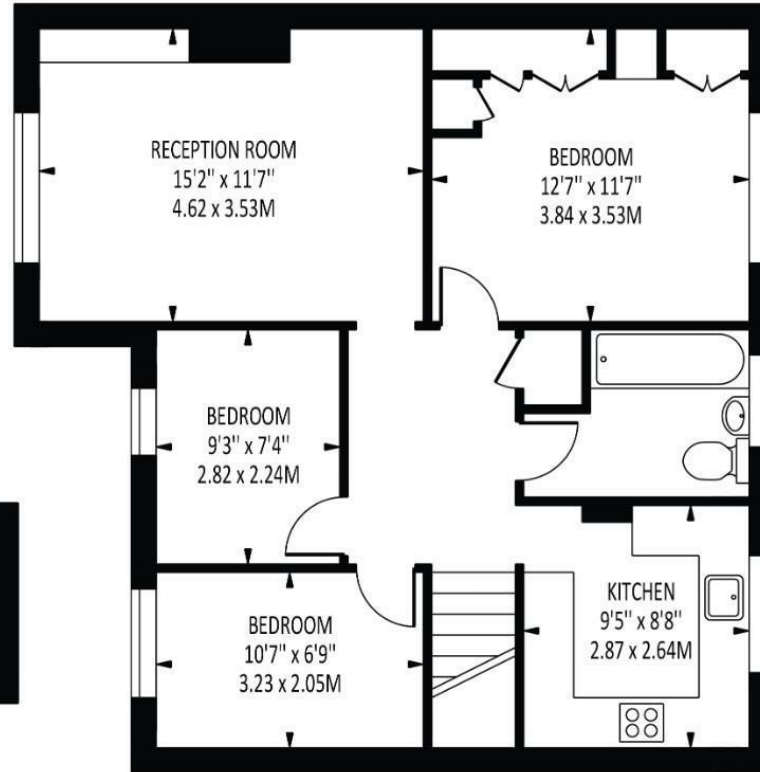


## Shawley Crescent

Total Area: 818 SQ FT • 75.96 SQ M  
(Including Shed)  
Shed Area : 72 SQ FT • 6.65 SQ M



GROUND FLOOR  
ENTRANCE



FIRST 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	<b>80</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			
England & Wales		EU Directive 2002/91/EC	

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Epsom, Surrey, KT18 7RG

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### STONELEIGH/EWELL OFFICE

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### BANSTEAD OFFICE

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Banstead, Surrey, SM7 2NS

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### TADWORTH & KINGSWOOD OFFICE

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### LETTINGS & MANAGEMENT

157 High Street  
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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 and 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.

