



Shawley Crescent, Epsom

The **PERSONAL** Agent

Guide Price £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



This exceptional first floor maisonette has been beautifully renovated throughout, offering three bedrooms, bright and thoughtfully designed accommodation and a generous private garden. Immaculately presented, it combines contemporary style with practical living and is ideal for first-time buyers, young families or downsizers seeking a turnkey home.

Set in a peaceful yet well-connected location, the property is close to the open spaces of Epsom Downs, the famous racecourse, local shops, schools and excellent transport links, including Tattenham Corner station.

The accommodation features a bright lounge/dining room, ideal for relaxing or entertaining, alongside a stylish contemporary kitchen with integrated appliances, sleek cabinetry and generous worktop space. Quality finishes throughout create a welcoming and modern home ready to move straight into.

The three well-proportioned bedrooms offer flexible accommodation for families, home working or guests. The principal bedroom features bespoke fitted wardrobes, drawers

and a dressing area, while the luxurious bathroom boasts elegant tiling, underfloor heating and a contemporary suite, creating a spa-like feel.

Outside, the private rear garden extends to approximately 50ft, with a large decked terrace ideal for summer dining and entertaining, plus a generous lawn. A fully powered log cabin provides versatile additional space, perfect as a home office, gym, hobby room or studio.

Combining stylish interiors, private outdoor space and a convenient location, this exceptional maisonette offers modern comfort alongside excellent local amenities and transport links. Beautifully presented and ready to move into, it provides an enviable lifestyle for its new owners.

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.



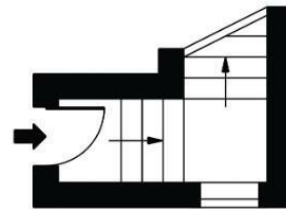
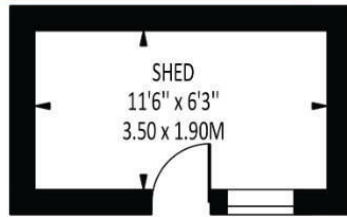


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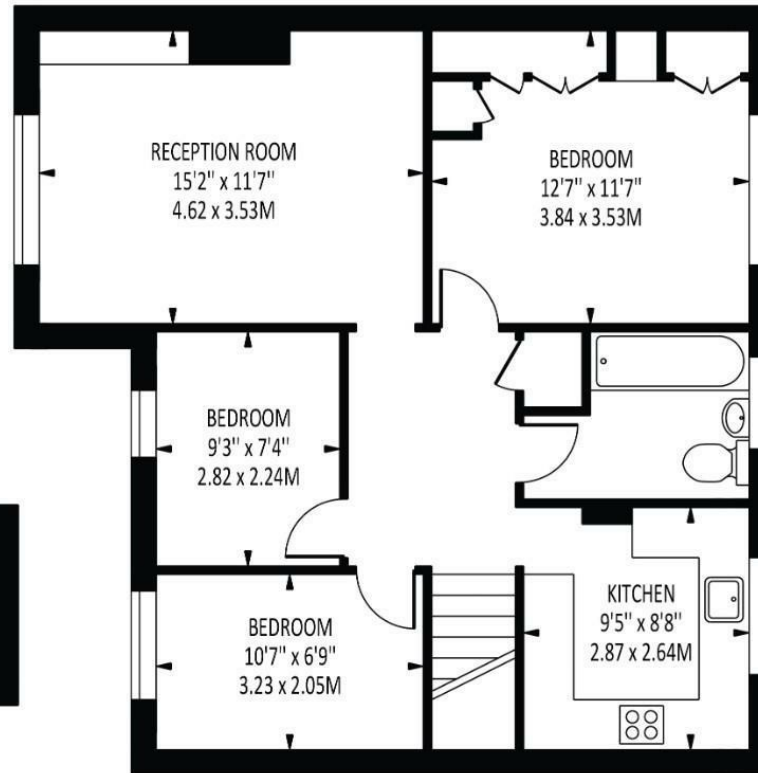


Shawley Crescent

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) A		
(81-91) B		
(69-80) C	80	80
(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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LETTINGS & MANAGEMENT

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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.

