

Montrouge Crescent

Epsom, Surrey KT17 3PB

WILLIAMS HARLOW ARE EXCITED TO PRESENT THIS BEAUTIFUL DETACHED FAMILY HOUSE TO THE MARKET. Situated on a quiet, tree-lined residential road, located moments away from Epsom Downs - this is a wonderful family home. Consisting of a large, fully-equipped kitchen-diner to the rear and a full-length reception room with rear bi-fold doors PLUS a small utility room downstairs; upstairs provides FOUR double bedrooms and 2 bathrooms (1 en-suite), everything is presented in excellent condition. Additional benefits include, garage, private driveway and solar roof panels. Available immediately on an unfurnished basis.

£3,100 PCM Unfurnished



HOUSE

Detached house on a tree-lined residential road with private driveway and roof-mounted solar panels

ENTRANCE

Recessed front door with sheltered porch area

HALLWAY

Provides access to whole downstairs

KITCHEN-DINER

Fully equipped kitchen-diner with centre island and overlooking the rear garden

RECEPTION ROOM

Full house-length room with bi-fold door providing direct garden access

STAIRCASE

Wood staircase leading up to:

BEDROOM ONE

Double size room with new carpets and double-glazed windows overlooking the front garden

EN-SUITE

Shower room en-suite with WC, hand-basin and heated towel-rail

BEDROOM TWO

Double room with carpets and double glazed windows overlooking the rear garden

BEDROOM THREE

Double room with carpets and double glazed windows overlooking the rear

BEDROOM FOUR

Double room with carpets and double glazed windows to the front

FAMILY BATHROOM

Shower cubicle, bath, WC and hand-basin with heated towel-rail

GARAGE

Private single garage accessed via the driveway

REAR GARDEN

Rear garden laid mainly to grass with patio area outside the bi-fold doors

COUNCIL TAX

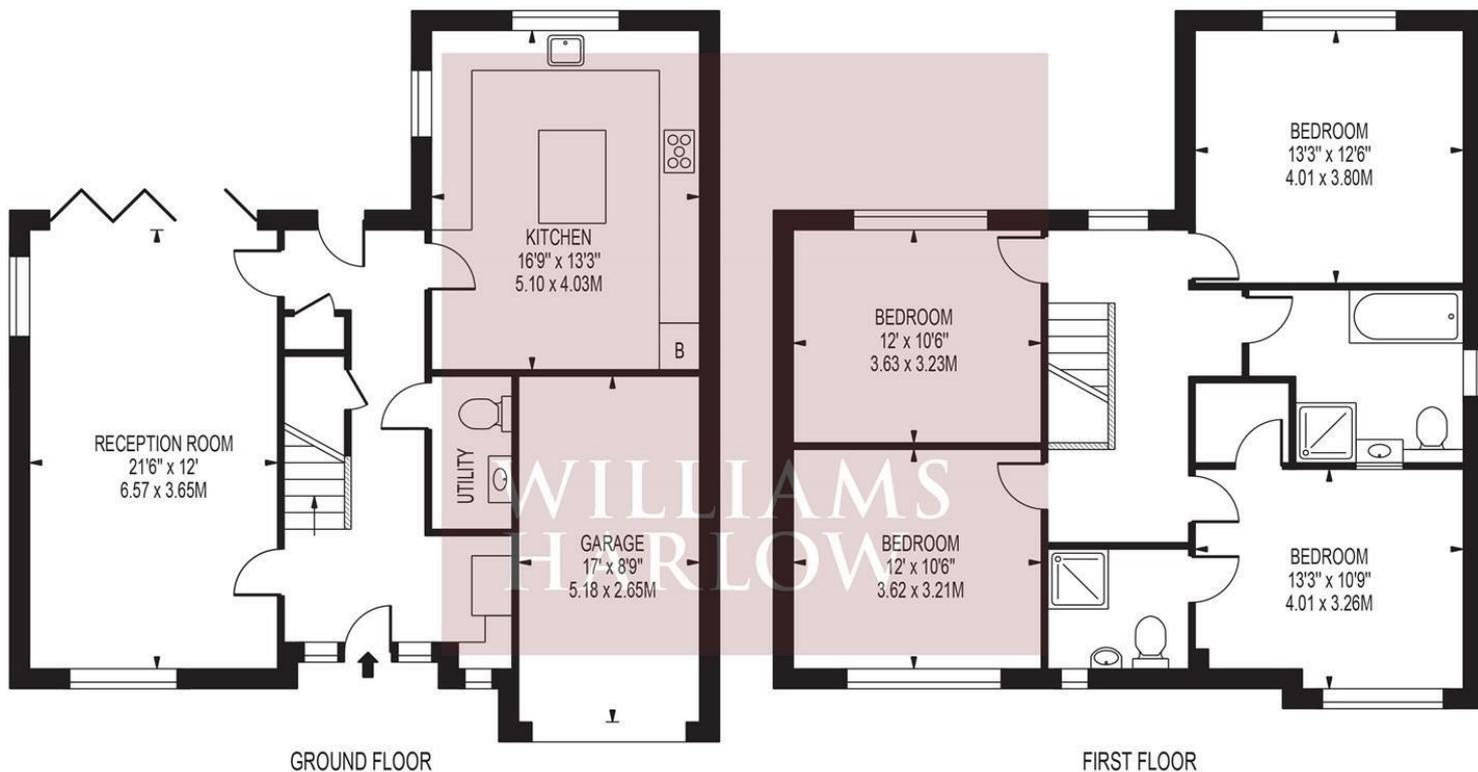
Council Tax Band E (£3,123.83) 2026 / 27



MONTROUGE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1540 SQ FT - 143.04 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 148 SQ FT - 13.73 SQ M

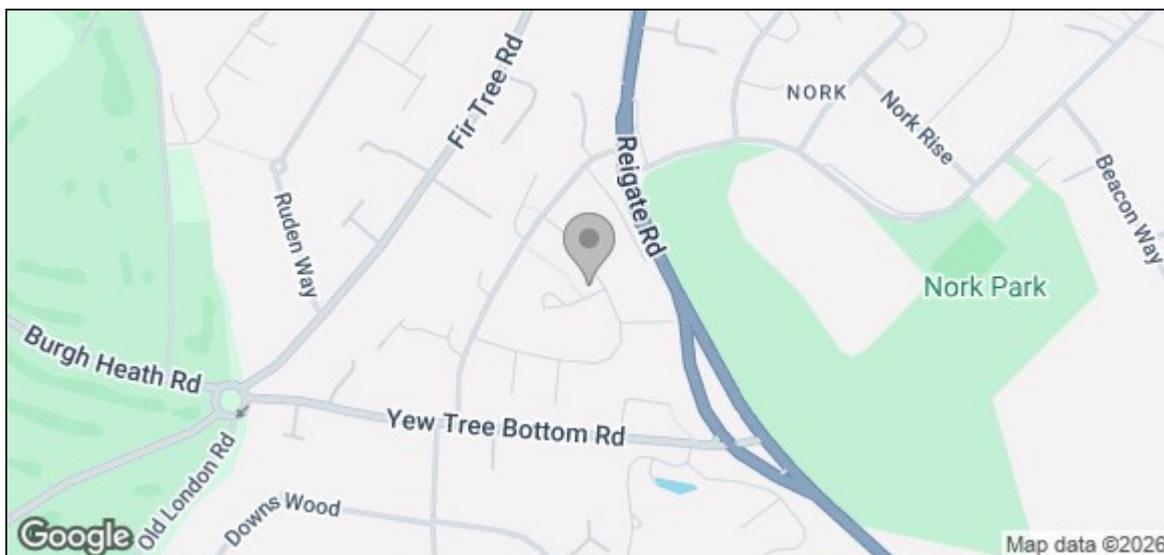


GROUND FLOOR

FIRST FLOOR

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 OR 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	91	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-36)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	