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RICS

The Property Ombudsman

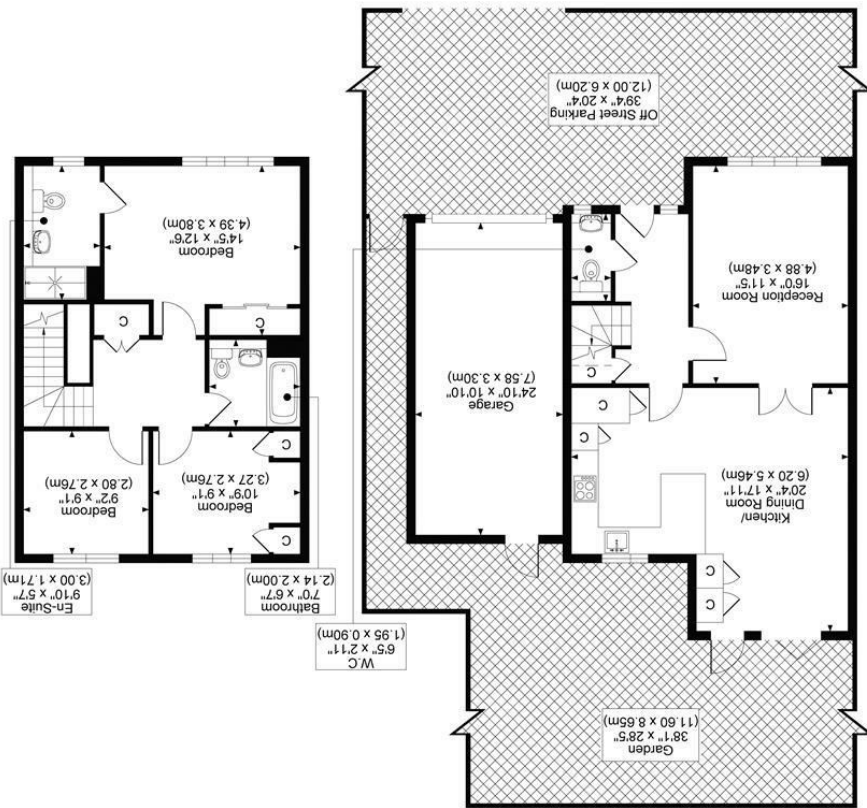
CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

FIRST FLOOR

GROUND FLOOR



TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE 1194 SQ.FT (111 SQ.M)
TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1134 SQ.M

CERES CRESCENT, KT17



CHRISTIES



CERES CRESCENT, EPSOM KT17 1FG

GUIDE PRICE £800,000

SITUATED WITHIN A POPULAR MODERN DEVELOPMENT ON THE DESIRABLE NORTHERN SIDE OF EPSOM, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS STYLISH AND SPACIOUS ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING.

THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALL, A GENEROUS RECEPTION ROOM AND AN IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM EXTENDING OVER 20FT, CREATING THE PERFECT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. A DOWNSTAIRS CLOAKROOM AND INTEGRAL GARAGE COMPLETE THE GROUND FLOOR ACCOMMODATION.

UPSTAIRS, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM, ALONGSIDE A CONTEMPORARY FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE REAR GARDEN, DRIVEWAY PARKING AND AN INTEGRAL GARAGE PROVIDING ADDITIONAL STORAGE OR POTENTIAL FOR CONVERSION, SUBJECT TO THE NECESSARY CONSENTS.

CERES CRESCENT FORMS PART OF A SOUGHT-AFTER RESIDENTIAL DEVELOPMENT CONVENIENTLY LOCATED FOR EPSOM TOWN CENTRE, WHICH OFFERS AN EXCELLENT RANGE OF SHOPS, RESTAURANTS, CAFÉS AND LEISURE FACILITIES. THE AREA IS WELL SERVED BY HIGHLY REGARDED SCHOOLS INCLUDING ROSEBERY SCHOOL, GLYN SCHOOL AND EPSOM COLLEGE, WHILST EPSOM AND EWELL EAST STATIONS PROVIDE REGULAR SERVICES INTO CENTRAL LONDON. THE NEARBY A24 AND M25 ALSO OFFER EXCELLENT ROAD CONNECTIONS.

A SUPERB OPPORTUNITY TO ACQUIRE A MODERN FAMILY HOME IN A HIGHLY CONVENIENT AND SOUGHT-AFTER EPSOM LOCATION.

- MODERN THREE-BEDROOM FAMILY HOME
- IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- EXCELLENT LOCATION FOR SCHOOLS & COMMUTING
- COUNCIL TAX BAND E
- EPC RATING B

