



21 Shawley Crescent, Epsom, KT18 5PQ

Guide price £425,000



**WH WATSON HOMES**  
Estate Agents

# 21 Shawley Crescent, Epsom, KT18 5PQ

\*\*\* NO ONWARD CHAIN \*\*\* Watson Homes are delighted to offer to the market this immaculately presented three bedroom first floor maisonette. The property has been renovated to high standard throughout and benefits from its own spacious rear garden.

Conveniently located close to Epsom Downs Racecourse, local shops, highly regarded schools, and excellent transport links including Tattenham Corner station, this property offers the perfect blend of suburban tranquillity and accessibility.

### Accommodation

Covered entrance  
Obscure UPVC double glazed front door to..

Entrance hall  
Karndeian flooring, double panel radiator, UPVC double glazed window to side aspect, stairs to..

First floor landing  
Karndeian flooring, large storage cupboard with space and plumbing for washing machine.

Lounge/diner  
UPVC double glazed window to front aspect, double panel radiator, Karndeian flooring, fitted storage cupboards and shelving.

Kitchen  
Range fitted wall units with matching cupboards and drawers below, wood grain effect worktops with inlaid ceramic sink and mixer tap, integrated dishwasher, integrated fridge/freezer, inlaid induction hob with oven/grill below and extract fan above, tile splash back, Karndeian flooring, cupboard housing boiler, UPVC double glazed window to rear aspect, double panel radiator.

Bedroom one  
UPVC double glazed window to rear aspect, double panel radiator, fitted wardrobes and drawers with dressing table.

Bedroom two  
UPVC double glazed window to front aspect, double panel radiator.

Bedroom three  
UPVC double glazed window to front aspect, double panel radiator, loft access.

Bathroom  
Luxury three piece suite comprising panel enclosed bath with chrome mixer tap and thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, heated chrome towel rail, extractor fan, tiled flooring with underfloor heating, tiled walls, obscure UPVC double glazed window to rear aspect.

Rear garden - approximately 50ft  
Mainly laid to lawn with shrubs and flower beds bordering, large decking area and footpath at side, fence enclosed, storage unit, log cabin with power and lighting, outside water and power supply, gated side access.

Front garden  
Lawn and patio areas side with footpath leading to front, sheltered bin storage.

BUYER’S INFORMATION  
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete

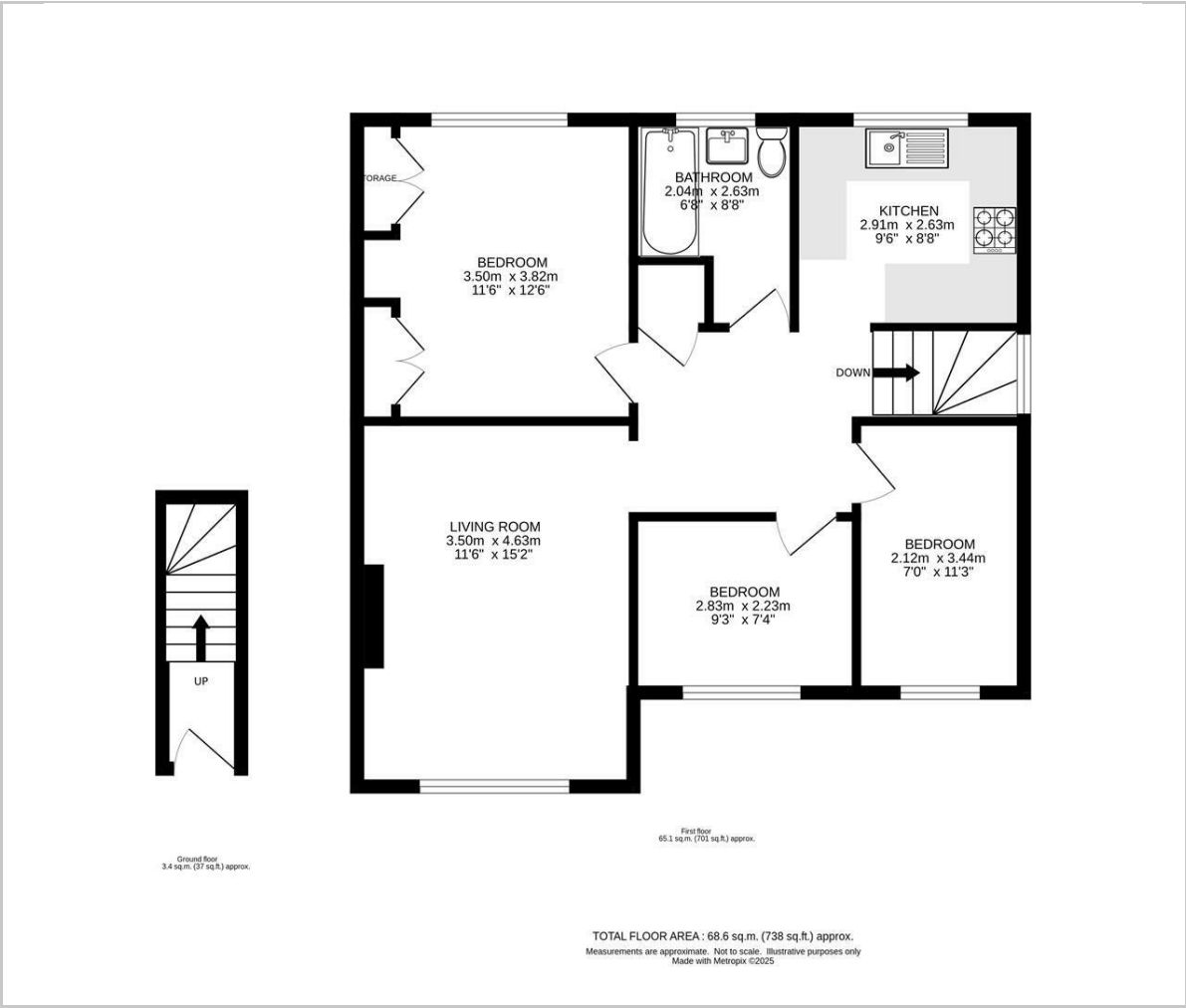








Floor Plan

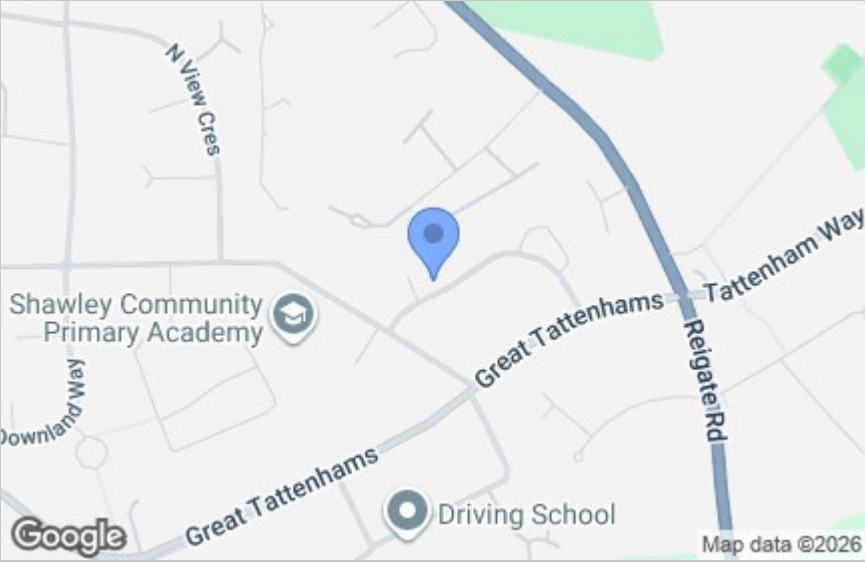


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

