

Cromwells



Waverley Road, Epsom, KT17 2LJ

Offers in Excess of £800,000

Cromwells are pleased to offer this five bedroom family home with two bathrooms, off road parking for several cars and a good size rear garden. It is situated in a popular road in a convenient residential location, close to the amenities of Stoneleigh Broadway, Ewell Village, Cheam Village and Epsom. There are a variety of shops, restaurants, gyms, other leisure facilities and transport links. Nonsuch Park is a short walk away. Stoneleigh main line railway station is also within walking distance, with frequent services into Central London, and bus routes link to Morden Underground Station. Well regarded local schools include Nonsuch Primary, Meadow Primary, Cheam High School, Ewell Castle School and Nonsuch High School for Girls.

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### **Accommodation**

An enclosed porch leads to a generous hallway and onto the spacious living room, with double doors to the large open plan kitchen/diner and further double doors to the good size conservatory. Both the conservatory and kitchen have windows and doors to the rear garden. There is also a playroom on this floor as well as a utility room/downstairs cloakroom.

On the first floor there are two double bedrooms with fitted wardrobes, a single bedroom and the family bathroom. Stairs lead to the second floor where there are two further double bedrooms, which can be linked, together with a shower room.

### **Outside**

To the front there is a gated gravel driveway for the off road parking of several vehicles. There is attractive planting to the front boundary.

There is a large rear patio and lawn area, with mature planting to boundaries.





Council Tax - E  
Tenure - Freehold

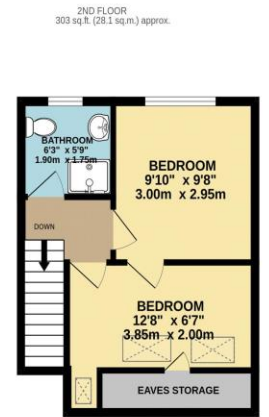
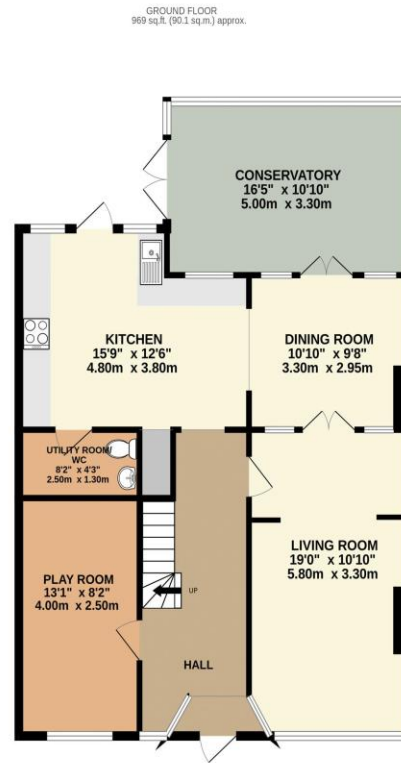
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Disclaimer

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Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



TOTAL FLOOR AREA: 1713 sq.ft. (159.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

