

North View Crescent, Epsom Downs

The PERSONAL Agent

Guide Price £895,000

Freehold

- Attractive detached family home
- Offering 2685 Sq Ft of space in total
- Periphery of world famous Epsom Downs
- 82ft x 50ft West facing garden & terrace
- Four generously proportioned bedrooms
- Open plan kitchen/dining/family room
- Further playroom/study and living room
- Shower room, bathroom & d/s cloakroom
- 22ft detached garden cabin
- Gated driveway with detached double garage



Positioned just moments from the open green expanse of the world renowned Epsom Downs, this substantial detached family residence occupies a bold corner plot and enjoys an exceptional level of versatility both inside and out. Having been sympathetically extended to both sides and the rear during our client's ownership, the property now offers a wonderfully balanced layout perfectly suited to modern family living.

Occupying an enviable position within this highly sought after road, the home immediately stands out thanks to its generous frontage and extensive parking. A large driveway to the front provides ample space for numerous vehicles, whilst a secondary gated driveway accessed via Colman Close leads to a detached double garage at the rear of the plot, creating an ideal arrangement for families, car enthusiasts or those requiring secure parking and storage.

The property has been thoughtfully adapted over the years to create flexible accommodation that can easily evolve with changing family requirements. Extending to approximately 2,685 sq. ft in total., the layout offers an excellent balance between formal reception areas, open-plan living space and practical day-to-day functionality.

Stepping into the welcoming entrance hall, the sense of space and natural flow is immediately apparent. At the heart of the home lies an impressive open plan kitchen, dining and living area, a bright and sociable space designed for entertaining and everyday family life alike. Doors open directly onto the garden, seamlessly connecting the indoor and outdoor environments.

Complementing this central living space are three further reception areas, comprising a cosy lounge, ideal for quieter evenings, a generous study/playroom that provides excellent flexibility for home working or younger families, and a ground floor double bedroom complete with its own ensuite shower room. This arrangement is perfect for guests, multi generational living or those seeking bedroom accommodation on the ground floor. A utility room and downstairs cloakroom complete the practical ground floor layout.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying pleasant outlooks and excellent natural light. These rooms are served by a family bathroom, creating comfortable and balanced accommodation for the whole family.

Outside, the rear garden is a true highlight of the property. Measuring approximately 82ft x 50ft, it has been thoughtfully designed to provide a variety of spaces for relaxation and entertaining. Defined seating areas are positioned throughout the garden, whilst a covered hot tub, dedicated alfresco bar and entertaining area create the perfect setting for social occasions throughout the year. The garden offers an excellent degree of privacy and maturity, making it a wonderful extension of the living accommodation.

Adding further appeal is the detached garden cabin, a highly versatile space that could serve as a guest suite, gym, studio, games room or home office depending on individual requirements. Combined with the detached double garage and extensive parking facilities, it is a feature that significantly enhances the property's overall flexibility.

Homes within such close proximity to the Downs are always highly sought-after, particularly those offering such adaptable accommodation, extensive parking and exceptional outdoor entertaining space. This is a rare opportunity to acquire a truly individual family home in one of the area's most desirable settings.

Tenure: Freehold
Council Tax Band: F

















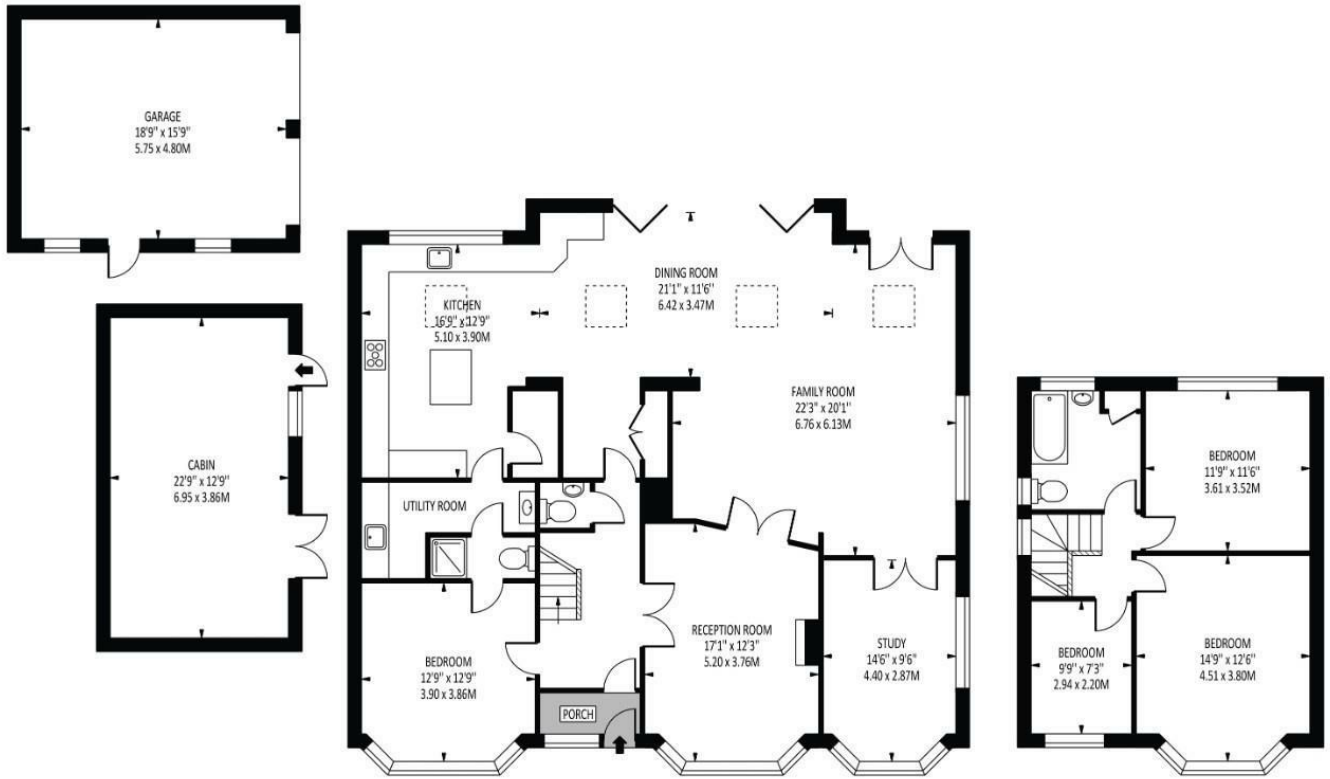


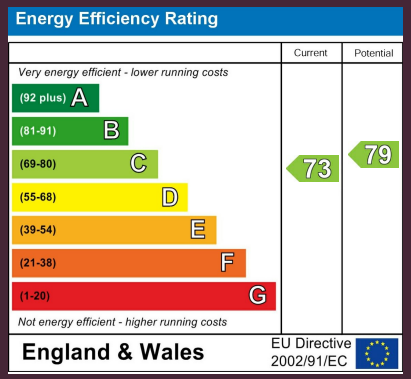


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Total Area: 2685 SQ FT • 249.46 SQ M
(Including Garage & Cabin)
Garage Area : 297 SQ FT • 27.60 SQ M
Cabin Area : 289 SQ FT • 26.83 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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