



Richmond Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Superb position & fantastic presentation
- Cul de sac location, fronting onto a green
- 2343 sq ft of flexible accommodation
- Four generous double bedrooms
- Ensuite, family shower room & main bathroom
- 20ft x 18ft kitchen/dining/family room
- Two further reception rooms
- Utility room, cloakroom/WC & 18ft garage
- Secluded 64ft South/Easterly facing garden
- Moments from country park & woodland

Occupying arguably one of the best positions on the sought-after Noble Park, The Personal Agent are pleased to present this stunning semi-detached family home which enjoys a generous rear garden and 2343 sq ft of living space.

Set on the periphery of Horton Country Park, within a small cul de sac that fronts directly onto a green, the property benefits from a sensational position along with easy access to hundreds of acres of ancient woodland. The many surrounding bridle and cycle paths link directly to the Stamford Green conservation area which enjoys a nature reserve, picturesque green with duck pond and two public houses.

If you are looking for a home with flexible and generous accommodation, practicality in abundance and a highly desirable location, then finding a better suited home will be a difficult task indeed.

Our client purchased the property in 2014 direct from the



developer, and specifically picked this plot off plan because of its aspect, outlook and garden size, this also allowed him to make just shy of £40,000 worth of upgrades when specifying the end finish, which have stood the test of time.

Arranged over three floors the property benefits from a welcoming feel as soon as you step through the front door. On the ground floor there is a 20ft x 18ft kitchen/dining room with double doors that open onto the patio area, reception room that could be used as a snug, children's playroom or office if required and from a practical sense the ground floor is completed by a utility room and downstairs cloakroom.

On the first floor there is the principal bedroom suite with ensuite shower room and built in wardrobes, a further double bedroom that is served directly by a family bathroom and then 18ft x 15ft lounge with Juliette balcony on this floor too with a wonderful outlook over the green to the front. The top floor offers two further impressive double bedrooms with high ceilings and fitted wardrobes, both with access to a family shower room making it ideal for guests or teenage children.

Outside there is a private and secluded rear garden which measures 64ft in length as well as enjoying an Easterly / South/Easterly aspect, a large 18ft garage perfect for storing a car, bikes and gardening equipment and there is a pretty front lawn and off street parking to the front of the property.

As demonstrated with several neighbouring homes, there is scope for a sizable ground floor extension should the new owners ever need more space, as well as the opportunity to create a detached garden studio too, adding further flexible and adaptable space.

Tenure - Freehold
Council tax band - G





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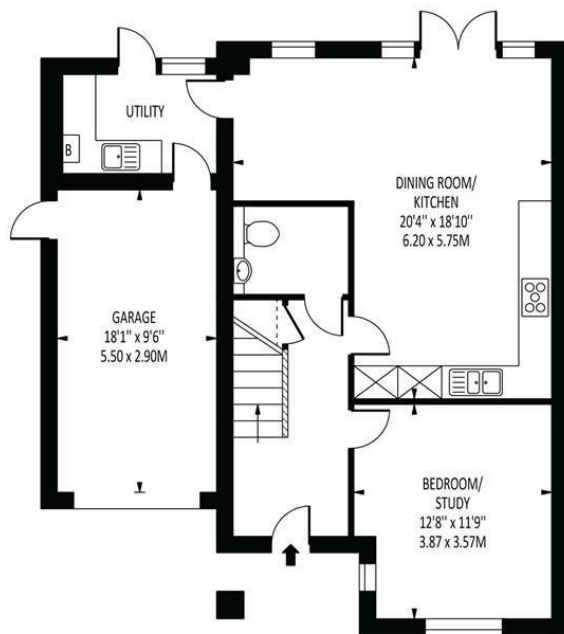


Richmond Crescent

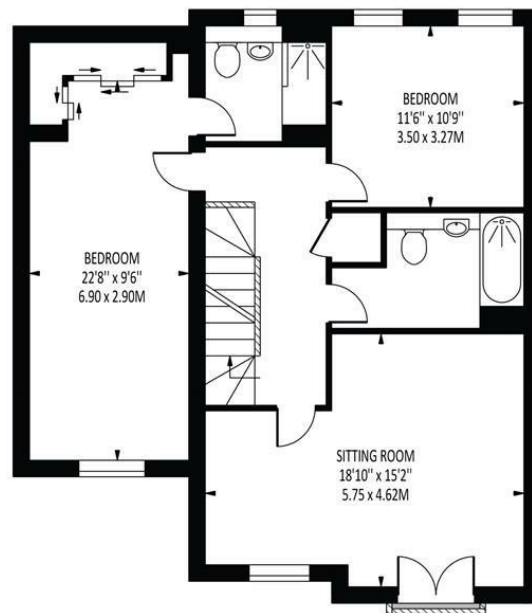
Total Area: 2343 SQ FT • 217.67 SQ M

(Including Garage)

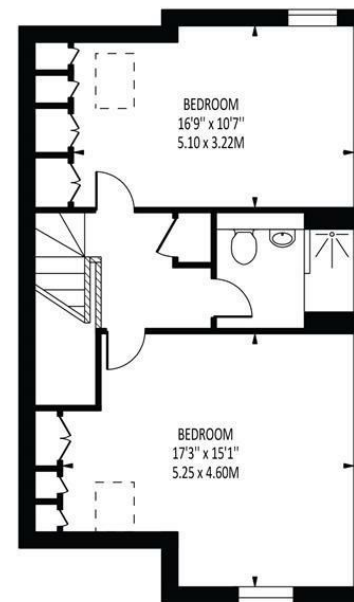
Garage Area : 172 SQ FT • 15.95 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Disclaimer: 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 of 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		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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The
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