



Mospey Crescent, Epsom

The **PERSONAL** Agent

Guide Price £1,000,000

Freehold

- 2047 Sq. Ft detached family home
- Four generous double bedrooms
- Ensuite bathroom & family bathroom
- Two spacious & flexible receptions
- Kitchen/breakfast room
- Downstairs cloakroom
- Generous driveway and attached garage
- South/East facing 50ft x 46ft garden
- Highly desirable residential road
- Easy access to Epsom & Epsom Downs

Set within a highly desirable residential road and enjoying an excellent position, The Personal Agent are proud to present this well proportioned detached family home offering approximately 2,047 sq. ft. of beautifully presented accommodation. An immediate viewing is highly recommended to fully appreciate the balance of space, quality of finish, and overall feel of the property.

Our client has enjoyed living here for the past 24 years, during which time the home has been the subject of numerous upgrades and thoughtful improvements. From the moment you step into the welcoming and practical extended entrance porch and hallway, the sense of flow and warmth is immediately apparent, further enhanced by tasteful, homely touches throughout.

In our opinion, this is an exceptionally well balanced family home, ideally positioned for excellent school catchment areas and offering easy access to Epsom town centre and the High Street. The open spaces of Epsom Downs and its world famous racecourse are also close at hand.



From a practical perspective, the ground floor provides two separate reception rooms, currently arranged as a spacious living/dining room with doors opening onto the garden, and a family room/playroom which could alternatively be used as an occasional fifth bedroom. The kitchen/breakfast room is undoubtedly the heart of the home, a generous and highly functional space, complemented by high quality integrated appliances. The ground floor is completed by a spacious cloakroom and a substantial 24ft garage, offering further everyday practicality.

The property further benefits from a beautifully private south easterly facing rear garden measuring approximately 50ft x 46ft, offering a wonderfully practical and well-proportioned outdoor space. Designed with both relaxation and entertaining in mind, the garden features two defined terrace areas to enjoy the sun throughout the day, along with a recently replaced paved patio ideal for alfresco dining. Its excellent level of seclusion, and flexible layout make it perfect for family life, while also offering significant potential to extend the property to the rear, side, loft, or via garage conversion (STPP).

The impressive accommodation continues upstairs. From the bright and spacious first-floor landing there is access to the principal bedroom, which enjoys excellent natural light, a pleasant outlook over the garden, and the benefit of an en-suite bathroom. There are three further generous double bedrooms, all well proportioned, along with a large four-piece family bathroom.

Additional noteworthy features include a large brick-block driveway, side access to the garden, and further scope to extend subject to the necessary planning consents. Immediate internal viewing is essential to fully appreciate why this home is such a strong example of its type. Sole agent.

Tenure: Freehold
Council Tax Band: G

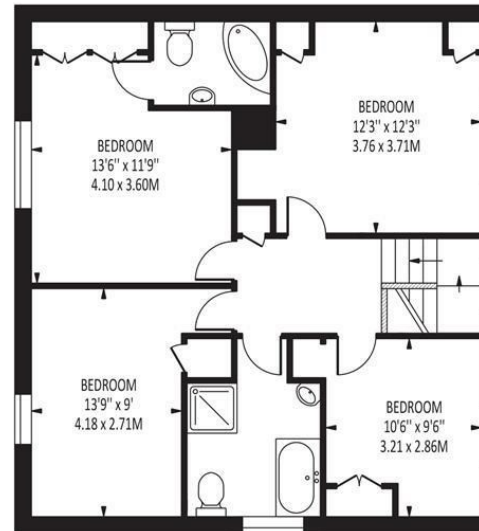
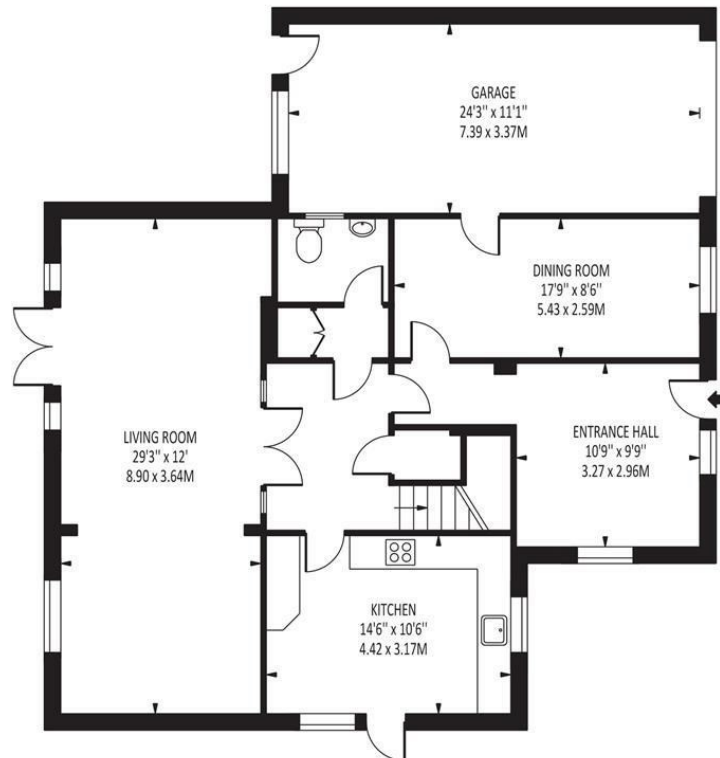




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Total Area: 2047 SQ FT • 190.14 SQ M
(Including Garage)
Garage Area : 268 SQ FT • 24.90 SQ M



GROUND FLOOR

FIRST 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	72	78
(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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