

North View Crescent, Epsom Downs

The PERSONAL Agent

# Guide Price £800,000

## Freehold

- Highly regarded Epsom Downs location
- Approx. 1,350 sq ft of flexible living space
- Impressive 92ft Westerly facing rear garden
- Three generous and well balanced bedrooms
- Generous bay fronted living room
- Kitchen links to dining room and garden room
- Downstairs cloakroom with underfloor heating
- Attached garage & private driveway
- Huge scope to extend if desired STPP
- Walk to Tattenham Corner station & shops



Positioned on a highly regarded residential road on the edge of Epsom Downs, this attractive three-bedroom detached home enjoys a peaceful setting just moments from the Downs and its 650 acres of green space and ancient woodland.

North View Crescent offers an appealing blend of quiet residential living and easy access to the surrounding countryside. The property enjoys a generous frontage, thoughtfully landscaped by the current owners to create excellent kerb appeal and a welcoming first impression.

Set on a 0.12-acre plot, the home provides approximately 1,350 sq ft of well-balanced accommodation, complemented by an impressive 92ft west-facing rear garden. Combining generous outdoor space, a desirable location and exciting potential for the future, this is an excellent opportunity to create a wonderful long-term family home.

The ground floor begins with a welcoming entrance hall leading to a generous bay-fronted living room. The well-proportioned kitchen flows naturally through to the separate dining room, which opens into a bright garden room with French doors providing a lovely connection to the terrace and garden. A downstairs cloakroom with underfloor heating adds further practicality.

The attached garage is currently used as a home gym and provides excellent additional storage, while also highlighting the property's considerable potential. Subject to the relevant permissions, there is scope to extend to the side and rear, while the generous loft offers further possibilities. This gives the home genuine longevity and the ability to evolve with a growing family.

Upstairs, there are three generously proportioned bedrooms, including an attractive bay-fronted principal bedroom with built-in storage. A smart family bathroom with contemporary white suite completes the accommodation.

Outside, the west-facing rear garden is a particularly impressive feature, extending to approximately 92ft and providing excellent space for children, entertaining and relaxing in the afternoon and evening sunshine. The generous plot further reinforces the property's potential, while the front provides off-street parking and access to the attached garage.

With approximately 1,350 sq ft of accommodation, an exceptional garden and considerable scope to extend and create a substantial long-term family home, this property offers far more than its existing footprint alone might suggest. Early viewing is strongly recommended.

North View Crescent provides an excellent balance of convenience and tranquillity, with Tattenham Corner and Epsom Downs stations within easy reach, while Epsom town centre and the villages of Banstead and Tadworth are all just a few miles away. The open spaces of Epsom Downs Racecourse are virtually on the doorstep, alongside miles of countryside and a choice of golf courses, making this an appealing location for family life.

Tenure - Freehold
Council Tax Band - F






FUCKING
FABULOUS













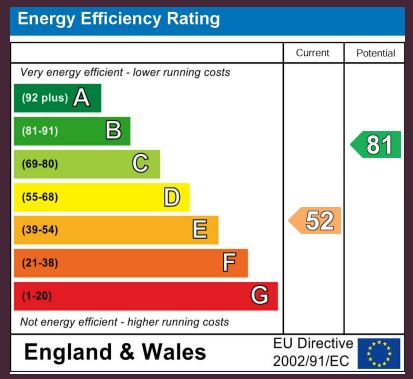


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Total Area: 1373 SQ FT • 127.58 SQ M
(Including Garage)
Garage Area : 148 SQ FT • 13.77 SQ M




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