



Mospsey Crescent, Epsom

The **PERSONAL** Agent

Offers Over £900,000

Freehold

- No ongoing chain
- 2196 Sq. Ft detached family home
- Four/five generous bedrooms
- Three reception rooms
- En-suite shower room
- Main bathroom & further shower room
- Secluded 75ft x 72ft rear garden
- Scope to extend further STPP
- Double garage & driveway
- Easy access to Epsom & Epsom Downs



Offered with no ongoing chain and set within a highly desirable residential road and enjoying a bold corner plot, The Personal Agent are proud to present this well proportioned and cleverly extended detached family home that warrants immediate viewing to fully appreciate its well balanced flexible accommodation as well as its enviable position.

As soon as you step into the welcoming and practical entrance hall, the incredible feel and flow of the property is immediately evident and further complimented by traditional design touches.

In our view this fine property provides a fantastic layout for a practical family home that benefits from great school catchment and easy access of Epsom town centre and the High Street as well as the open spaces of Epsom Downs with its world famous racecourse.

The property enjoys an excellent position on a bold corner plot with flexible ground floor accommodation that presents the opportunity for a self contained annexe if desired. From a practical sense this fine home provides three separate reception rooms that are currently being utilised as a living room which is open plan to a dining room and a family room which adjoins the kitchen and is a great entertaining space.

The ground floor accommodation is completed by a double bedroom with en-suite shower room., further downstairs shower room and a double garage with ample storage.

The impressive accommodation doesn't end here, from the entrance hall stairs lead to the first floor.

From the first floor landing there is access to the master bedroom which is beautifully bright with a great outlook over the garden, the further three bedrooms are all generous double

rooms whilst the first floor is completed by a generous family bathroom.

This great home offers genuine longevity for a growing family and is even perfect to accommodate three generations under one roof. However, it is the rear garden that provides the real 'wow' factor here as it enjoys an excellent degree of privacy and has a large side and rear patio, making the garden very flexible for al-fresco entertaining and relaxing alongside the beautiful and mature Wisteria. Further noteworthy points to mention include a large driveway and huge potential to extend STPP to the side, rear and into the large loft space that is part boarded with pull down ladder and light.

Immediate internal viewing is essential to fully appreciate why we feel this house is such a great example. Sole agent.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	74
(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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