



Richmond Crescent, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Stunning detached family home
- Moments from open parkland
- South facing 45ft x 42ft garden
- Five sizeable bedrooms
- Two generous reception rooms
- Modern kitchen/breakfast room
- D/s shower room & main family bathroom
- Two further ensuite shower rooms
- 19ft attached garage & driveway
- Easy access to Town, Station & Shops

Set within the heart of the sought-after Noble Park, The Personal Agent are pleased to present this cleverly extended detached family home which enjoys a direct South facing rear garden and 2216 sq ft of flexible living space.

Set on the periphery of Horton Country Park, within the ever popular Richmond Crescent, 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 over their time here have undertaken a sympathetic and clever conversion and extension program that has created a stunning principal bedroom suite on the second floor which provides 555 Sq Ft of flexible and spacious accommodation.

Now 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 triple aspect living room with double doors that open onto the patio area, a dining room that could be used as a snug, children's playroom or office if required, a modern kitchen/breakfast room and from a practical sense the ground floor is completed by a downstairs shower room.

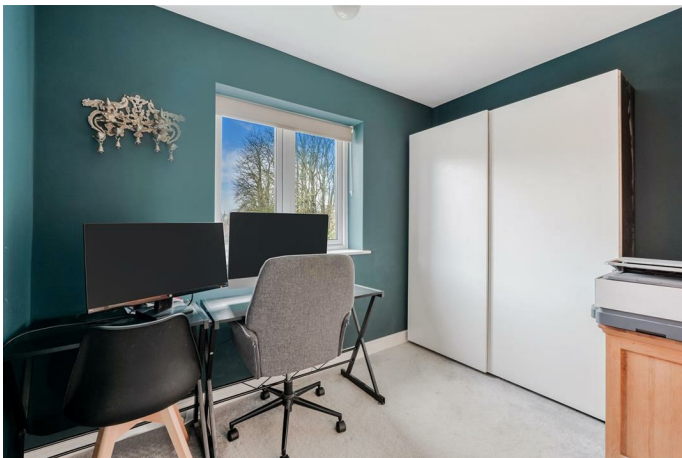
On the first floor there is the guest bedroom suite with ensuite shower room and built in wardrobes and three further bedrooms that are served directly by a family bathroom. As previously mentioned the top floor offers a 28ft principal bedroom suite

with shower room, although this space could easily be subdivided into two bedrooms, changing the home from five to six bedrooms, if required.

Outside there is a private and secluded South facing rear garden which measures 45ft x 42ft, a large 19ft garage perfect for storing a car, bikes and gardening equipment and there is a front lawn and off street parking to the front of the property with its EV charging point.

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

Tenure - Freehold
Council tax band - G



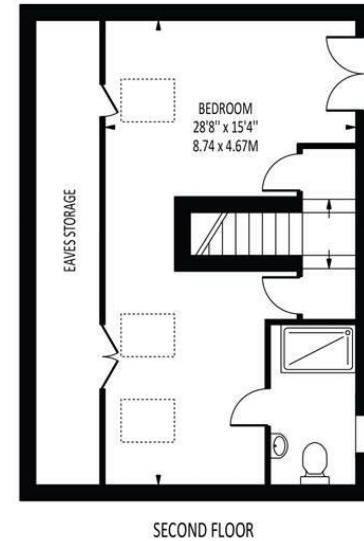
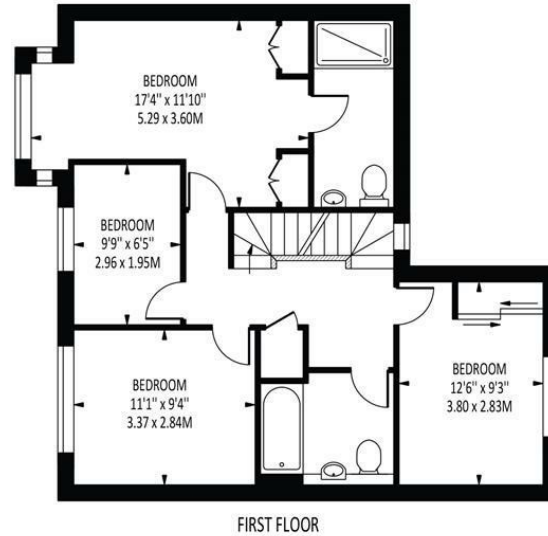
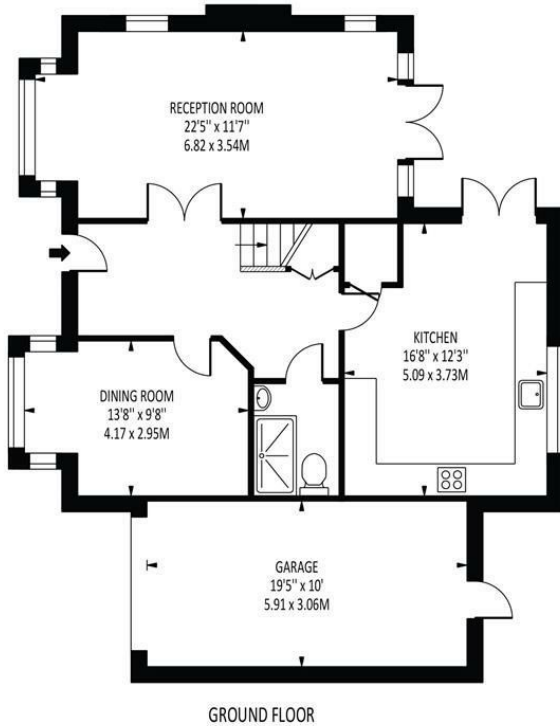


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Richmond Crescent

Total Area: 2216 SQ FT • 205.90 SQ M
(Including Eaves Storage & Garage)
Garage Area: 194 SQ FT • 18.08 SQ M
Eaves Storage Area: 112 SQ FT • 10.44 SQ M



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 |
| | 73 | 82 |

Disclaimer: For Illustration Purposes only
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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.

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