



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 is proudly offered to the market by The Personal Agent. North View Crescent is a particularly appealing setting, combining a peaceful residential feel with the open spaces of Epsom Downs, its 650 acres of green space and ancient woodland just moments away.

The property itself enjoys a generous frontage that has been thoughtfully landscaped by the current owners, creating excellent kerb appeal and a great first impression from the moment you arrive. Set on a 0.12 acre plot with an impressive 92ft Westerly facing rear garden, the house provides approximately 1,350 sq ft of well balanced accommodation and offers a wonderful combination of space, location and exciting future potential.

The ground floor begins with a welcoming entrance hall that creates an immediate sense of space and leads through to a generous bay fronted living room. The kitchen is also well proportioned and links naturally through to the separate dining



room, which in turn opens into a bright garden room with French doors providing a lovely connection to the terrace and garden beyond. From a practical sense there is a downstairs cloakroom with underfloor heating.

The attached garage is currently utilised as a home gym and provides excellent additional storage, although it also highlights the considerable potential offered by the property. In line with a number of neighbouring homes, there is significant scope to extend to the side and rear, while the generous loft also presents further possibilities, subject to the relevant permissions. This gives the house genuine longevity and the ability to evolve alongside the needs of a growing family.

Upstairs, the accommodation continues to impress with three generously proportioned bedrooms, including an attractive bay fronted principal bedroom with built in storage. The bedrooms are served by a smart family bathroom fitted with a contemporary white suite.

Outside, the Westerly facing rear garden is a particularly

impressive feature, extending to approximately 92ft and offering an excellent degree of space for children, entertaining and relaxing in the afternoon and evening sun. The generous plot further reinforces the potential of the property, while to the front there is off street parking and access to the attached garage.

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

North View Crescent provides the perfect 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 excellent golf courses, making this an exceptionally appealing location for family life.

Tenure - Freehold
Council Tax Band - F





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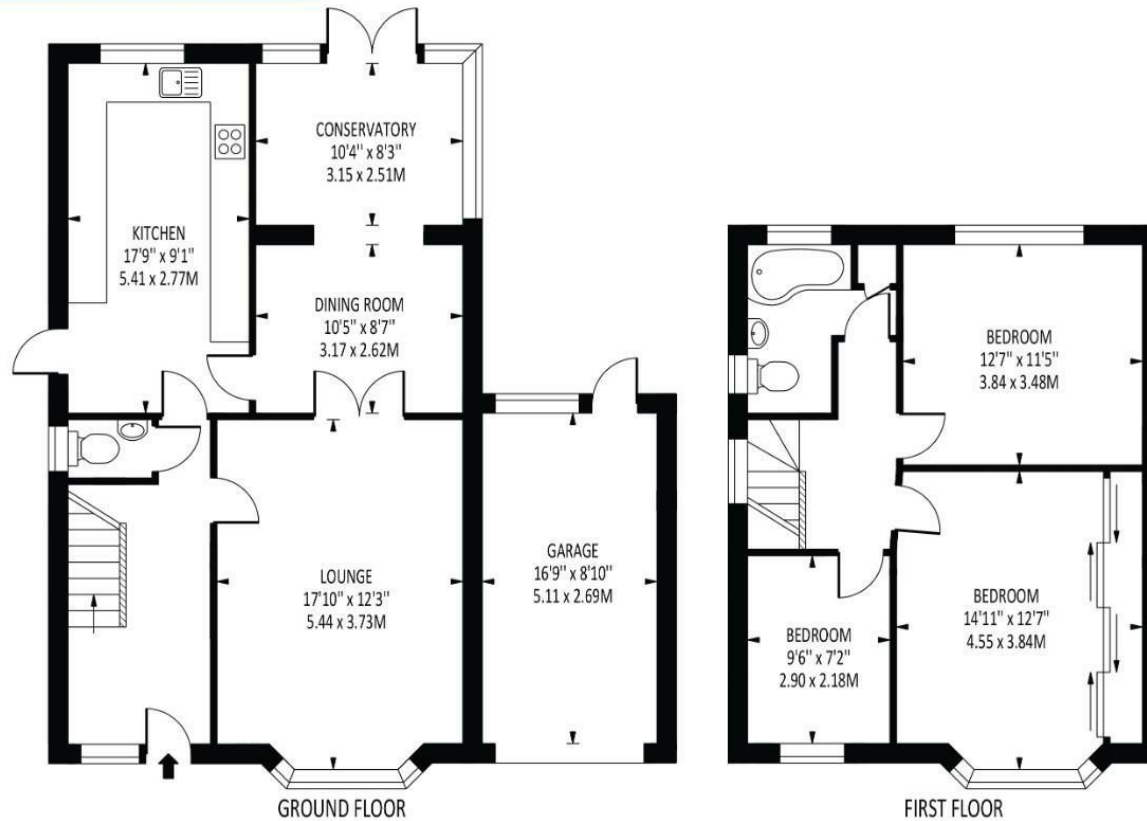


North View Crescent

Total Area: 1373 SQ FT • 127.58 SQ M

(Including Garage)

Garage Area : 148 SQ FT • 13.77 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG

01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS

020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS

01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG

01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW

01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

