



North View Crescent, Epsom Downs, Surrey
Offers Over £795,000 - Freehold

WILLIAMS
HARLOW













Located in the highly sought-after North View Crescent in Epsom Downs, this charming detached house presents an exceptional opportunity for families and individuals alike. Boasting two spacious reception rooms, this property offers a warm and inviting atmosphere, perfect for both relaxation and entertaining.

With three well-proportioned bedrooms, the home provides ample space for comfortable living. The adaptable layout allows for the possibility of converting the space into four bedrooms, making it ideal for growing families or those in need of a home office. Additionally, the potential for an annex adds further versatility, catering to various lifestyle needs.

The property is conveniently located within a short walk of the renowned Epsom Downs, offering stunning views and a wealth of outdoor activities. Residents will also appreciate the excellent local schools and amenities that are easily accessible, ensuring that everything you need is within reach.

Outside, the house features plentiful parking, a valuable asset in this desirable area. The rear garden, extending to an impressive length of 23.8m, provides a private outdoor space for relaxation, gardening, or entertaining guests during the warmer months.

In summary, this delightful detached house in North View Crescent is a rare find, combining a prime location with flexible living options. It is an ideal choice for those seeking a family home in a vibrant community. Do not miss the chance to make this property your own.

THE PROPERTY

A spacious and characterful detached house dating from the 1950's in a highly regarded sought after location in North Crescent. A road where many of the residents have lived for generations, located within easy range of highly regarded state and private schools. The property has a spacious entrance hall which leads to a throughout lounge/dining room and a large generous kitchen to the rear. There is also a separate utility room, a ground floor bedroom plus a sizeable double garage and solar panels. To the first floor there are three good sized bedrooms and an additional bathroom. Outside to the front there is plentiful parking for up to 2-3 vehicles and a rear garden with

a useful large detached brick built store which would adapt to multitude of uses.

OUTDOOR SPACE

28.3 approximately (92'10" approximately)

With wide and mature gardens benefits from a large patio and an area of lawn. The garden widens to the rear.

THE AREA

The area of Epsom Downs if you haven't already visited is renowned for the famous Epsom Derby. Both Banstead Village and Epsom town centre can be reached with ease. The area feels safe to walk around, is perfect for children and having been a family area it has alot amenities to hand to include parks, schools, shops and restaurants.

WHY YOU SHOULD VIEW

A family home for the next generation to come to enjoy the benefit of watching your children grow and thrive whilst enjoying excellent transport road, rail and bus links.

VENDOR THOUGHTS

We have lived in the property and cherished many memories of living here with our family and numerous happy occasions. It is now time for us to consider downsizing from our wonderful home and we hope the new family enjoy living in it as much as we do.

KEY FEATURES

3/4 bedrooms - 2 bathrooms - Lounge/dining room - Sizeable kitchen/breakfast room - Plentiful parking - Rear Garden extending 90 feet - Excellent location - Annex potential

LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Epsom Downs Train Station – London Victoria 1 hour
Tattenham Corner Station – London Bridge, 1 hour 9 min
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes

LOCAL BUSES

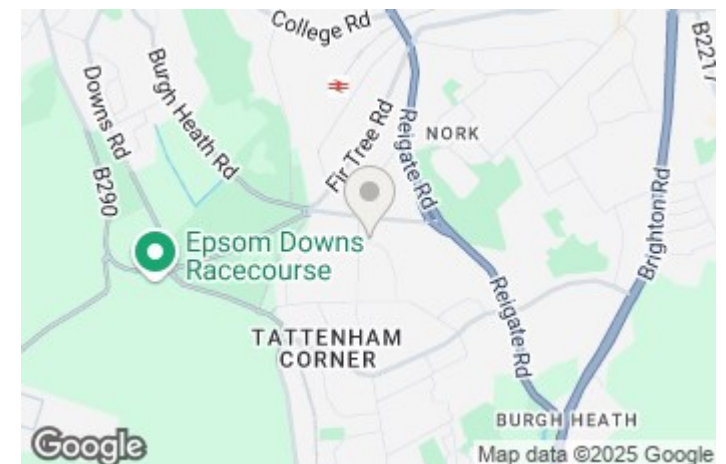
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

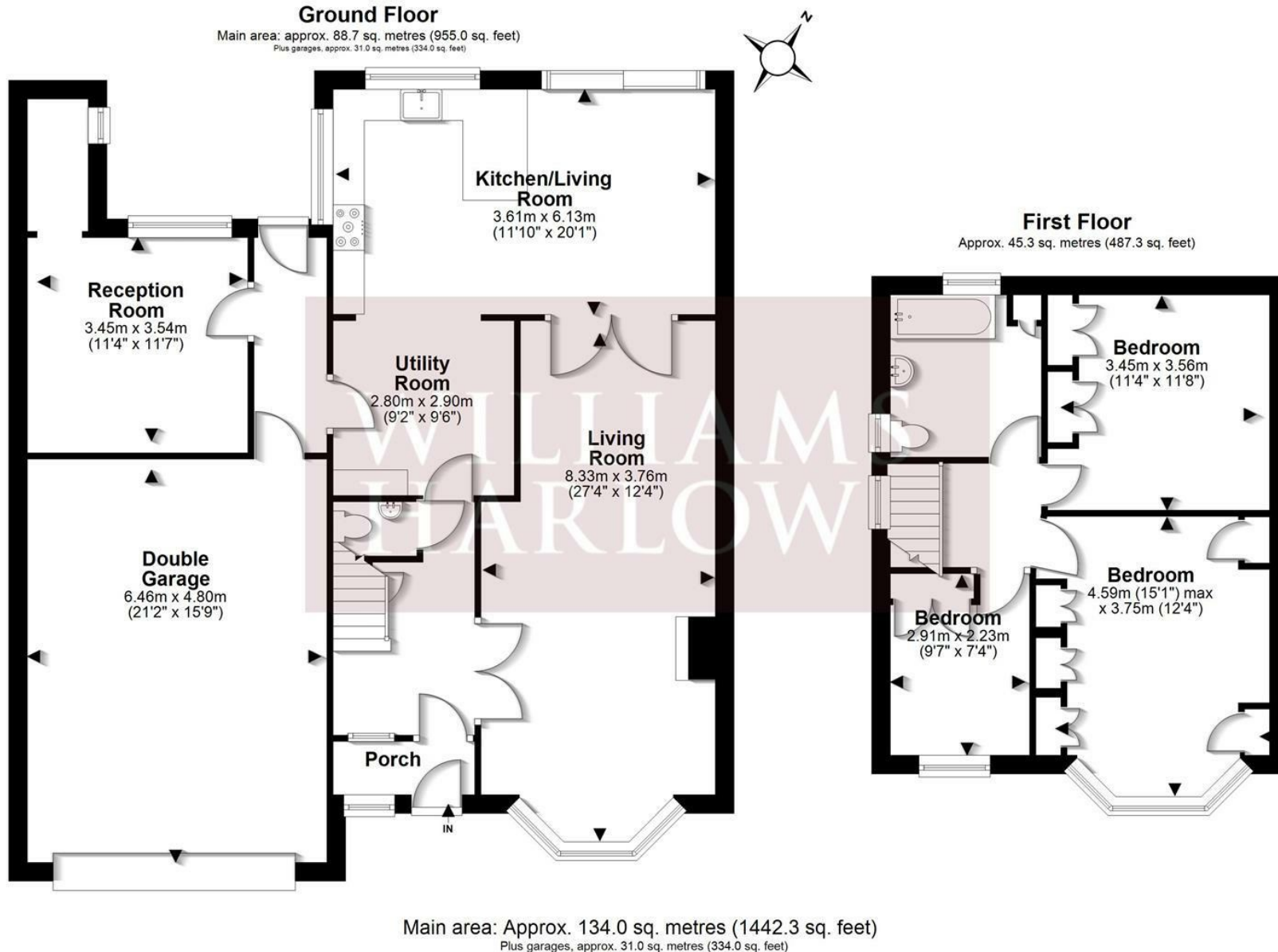
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COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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	