



North View Crescent, Epsom,  
£980,000 - Freehold



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**WILLIAMS  
HARLOW**











Nestled in the desirable North View Crescent, Epsom, this charming four-bedroom detached house offers a perfect blend of comfort and potential. Just a stone's throw away from the picturesque Epsom Downs, this property is ideal for those who appreciate the beauty of nature while still enjoying the conveniences of modern living.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The four generously sized bedrooms offer plenty of room for family or guests, while the two bathrooms provide convenience and privacy.

One of the standout features of this property is its potential for an annex, making it an excellent choice for multi-generational living or as a private space for guests. Additionally, the garden boasts a delightful log cabin, perfect for use as a home office, studio, or simply a tranquil retreat to enjoy the outdoors.

This home is not just a place to live; it is a lifestyle choice, offering the perfect balance of suburban tranquillity and easy access to local amenities. With its prime location and versatile living spaces, this property is a rare find in Epsom. Whether you are looking to settle down or invest, this house presents an exceptional opportunity.

## 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 and shower room & ground floor office/ study. 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 6-8 vehicles and a rear garden with a useful large detached log cabin which would adapt to multitude of uses.

## OUTDOOR SPACE

With wide and mature gardens benefiting from a large patio and an area of laid level lawn. The garden widens to the rear and benefits from a detached double garage with vehicular access from the adjacent road, giving opportunity for development STC.

## 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 a lot 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. Should you be looking for the additional space for the children to have there freedom by way of the insulated log cabin or indeed amend the current footprint to create an annex this property offers both a modern way of living and further refurbishment potential.

## KEY FEATURES

4 bedrooms - 2 bathrooms - Lounge/dining room - Sizeable kitchen/breakfast room - Plentiful parking - South-west facing rear Garden extending 80 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

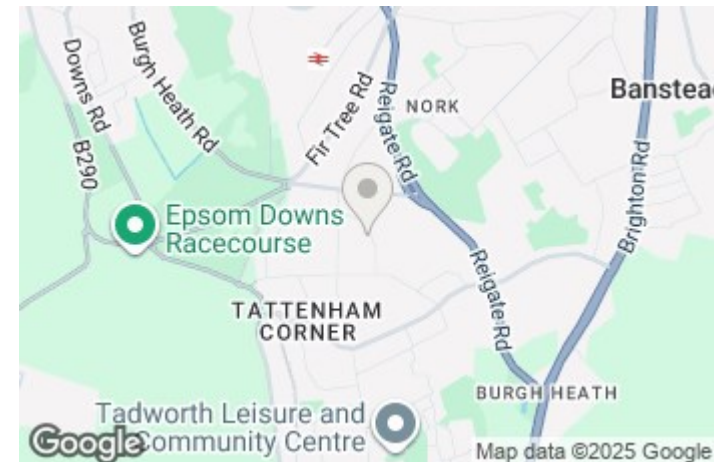
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

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## COUNCIL TAX



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| 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 |         |           |
|                                             | 73      | 79        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |