



North View Crescent, Epsom Downs

The **PERSONAL** Agent

Offers In Excess Of £900,000 Freehold

- Stunning detached family home
- 1791 Sq. Ft of spacious accommodation
- Wonderful kitchen/dining/family area
- Bay fronted living room
- Separate office with ensuite cloakroom
- Four well proportioned bedrooms
- Two family bathrooms
- Utility room & further downstairs cloakroom
- 75ft Southerly facing rear garden
- Periphery of world famous Epsom Downs



The Personal Agent are thrilled to present this flexible and spacious detached family home that enjoys a wonderful position within this well respected residential road on the periphery of the Epsom Downs.

The property has been cleverly extended and modernised by the current owners and is presented in excellent condition throughout with truly flexible and well designed accommodation that provides the perfect layout for modern family living, with defined reception areas that seamlessly flow into each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

Properties of this style and calibre are rarely available and because of this we are recommending immediate inspection.

As soon as you enter this home, the wonderful feel of the property is immediately evident with a welcoming entrance hall that sets the perfect tone.

The main rear reception space is where you are likely to be spending most of your time as a family. It enjoys a flexible open plan feel with defined family and dining areas that seamlessly link to a spacious modern kitchen at the heart of this home which has been cleverly designed for true practicality. There is a separate bay fronted living room and a work from home office that has its own entrance and ensuite cloakroom, making it a truly practical and flexible room. The impressive ground floor is completed by a utility room and further W.C.

On the first floor the generous accommodation continues with four well proportioned and extended bedrooms and two generous modern family bathrooms.

Outside, the almost directly South facing rear garden does not disappoint either and is nicely maintained. The garden measures 75ft x 32ft and is particularly secluded from other homes. The property also has significant scope to extend further (subject to the usual planning consents) whilst the sizable driveway with ample parking completes this fine home.

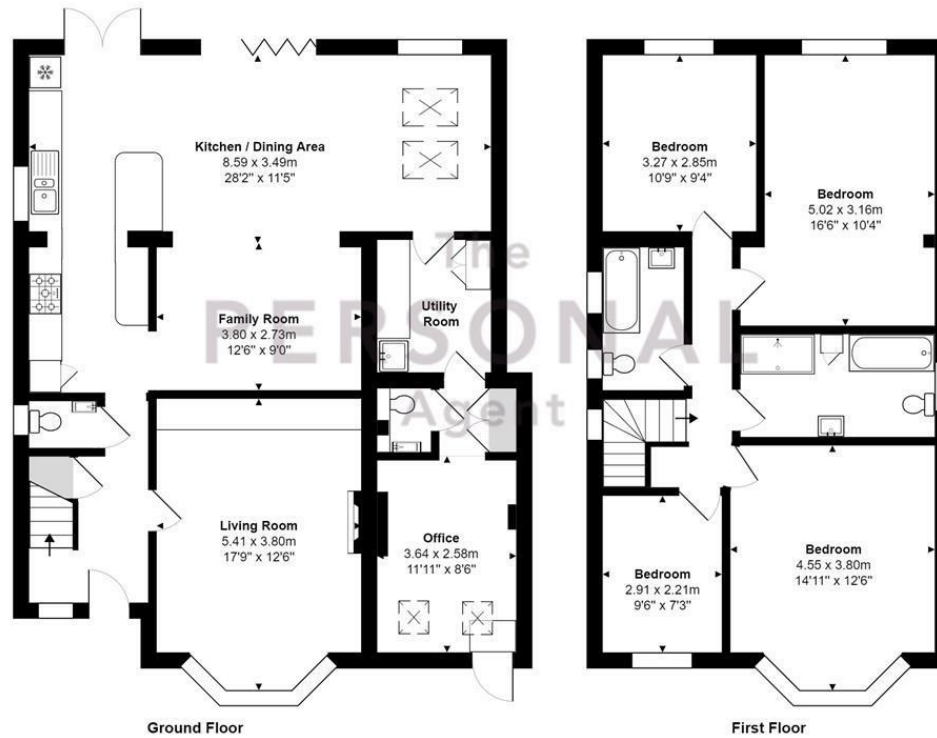
North View Crescent provides the perfect mix of convenience and tranquillity with Tattenham Corner and Epsom Downs Stations just a short distance away, Epsom Town Centre and the villages at Banstead and Tadworth within a couple of miles yet with open spaces of Epsom Downs Racecourse and the choice of many excellent golf courses on the doorstep.

Tenure - Freehold

Council tax band - F







North View Crescent, Epsom
 Total Area: 166.4 m² ... 1791 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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	

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