



North View Crescent, Epsom Downs

The **PERSONAL** Agent



# Offers In Excess Of £1,000,000 Freehold

- Attractive detached family home
- Offering 2094 Sq Ft of space
- Periphery of world famous Epsom Downs
- 97ft x 65ft secluded garden & terrace
- Four generously proportioned bedrooms
- Two ensuites & main family bathroom
- Wonderful 30ft kitchen/dining/family room
- Two further generous reception rooms
- Utility room & downstairs cloakroom
- Carriage driveway with generous garage

Positioned just moments from the open green expanse of the world renowned Epsom Downs, this spacious and beautifully presented detached family residence occupies a generous 0.21 acre plot, boasting a secluded and meticulously maintained rear garden.

Having undergone a series of thoughtful upgrades in recent years, this outstanding home is offered to the market in exceptional condition, showcasing a well balanced and flexible layout ideally suited to modern family living. The combination of a generous footprint, versatile accommodation, and an impressive 97ft x 65ft private rear garden makes this property truly stand out in such a sought after location.

From the moment you arrive, the quality and attention to detail are evident. The carriage style driveway offers a grand approach and ample off street parking, setting the tone for what lies beyond. With approximately 2,094 sq ft of internal space, this property offers an exceptional setting for entertaining, relaxed family living, and everything in between, without compromise.



Stepping into the welcoming central entrance hall, you are immediately struck by the natural flow of the home and the abundance of natural light throughout. At its heart lies an impressive 30ft kitchen/dining/family room, a true hub of the home, perfect for everyday living and entertaining alike. This bright and sociable space effortlessly connects to a generous terrace and the expansive rear garden via two sets of French doors, enhancing the indoor outdoor lifestyle.

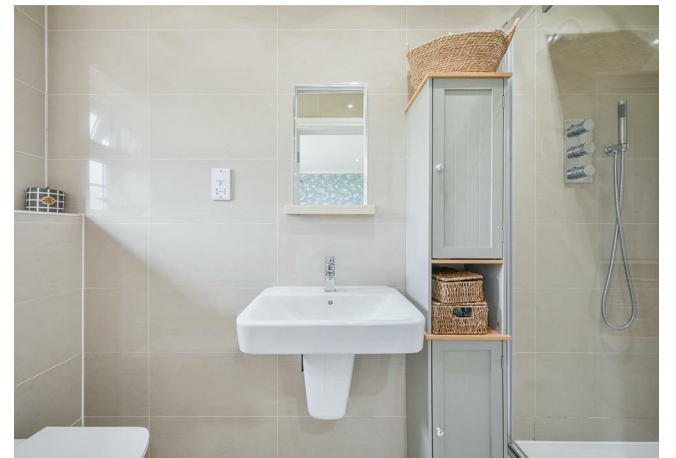
The ground floor also features a stylish 17ft bay fronted living room, a generous 16ft home office or playroom (which conveniently links to the kitchen/family room), a well appointed utility/laundry room, a guest cloakroom, and an integral garage, providing both practicality and versatility.

Upstairs, the sense of space continues with four generously proportioned double bedrooms, including a luxurious principal suite and a stylish guest suite, both with modern ensuite shower rooms. The remaining bedrooms are served by a contemporary four piece family bathroom, and there is also access to a spacious loft, ideal for storage or potential conversion (STPP).

Externally, the rear garden is a true highlight, private, expansive, and beautifully landscaped. Measuring approximately 97ft x 65ft, it offers the perfect environment for children to play and adults to unwind. The garden includes a large lawn bordered by mature planting, established fruit bearing apple trees, and a fantastic entertaining terrace, complete with defined seating zones and a dedicated area for a hot tub, ideal for al-fresco dining and social gatherings.

Homes this close to the Downs are always popular, especially one as spacious as this. Located within easy reach of local schools, local amenities and the picturesque open spaces of Epsom Downs. Tattenham Corner station is just a few minutes walk away whilst the town of Epsom and Banstead Village are located close by and offer comprehensive shopping and leisure facilities, and transport links too.

Tenure: Freehold  
Council Tax Band: G









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## North View Crescent

Total Area: 2094 SQ FT • 194.52 SQ M  
(Including Garage)  
Garage Area : 258 SQ FT • 23.95 SQ M



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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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### STONELEIGH/EWELL OFFICE

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### BANSTEAD OFFICE

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### TADWORTH OFFICE

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### LETTINGS & MANAGEMENT

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The  
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