



North View Crescent, Epsom

The **PERSONAL** Agent



# Guide Price £800,000

## Freehold

- Stunning three bedroom detached family home
- Fully renovated throughout
- Spacious open plan kitchen/diner
- Bay fronted living room
- Planning permission for double storey extension available online
- Modern four piece bathroom
- Separate utility & guest W.C.
- Set on 0.16 of an acre plot
- 115ft Westerly rear garden
- Driveway & 16ft garage

Set on 0.16 of an acre with an attractive frontage that enhances its kerb appeal, this beautifully refurbished three bedroom detached home is proudly offered to the market by The Personal Agent. Positioned on a well regarded road on the edge of Epsom Downs, with over 650 acres of open green space and ancient woodland just moments away, this home blends modern living with an exceptional lifestyle opportunity.

Having undergone a comprehensive renovation having been taken back to brick by the current owners, the property now benefits from updated central heating, electrics, and windows, and is presented in fantastic condition throughout.

The flexible, well designed layout has been thoughtfully arranged to support the demands of modern life, whether entertaining, working from



home, or simply enjoying family time. The open plan 19ft x 16ft kitchen/dining area is the true heart of the home, featuring defined zones that flow effortlessly into a spacious, bay fronted living room through elegant double doors. A separate utility room and guest W.C. complete the versatile ground floor.

Upstairs, three generously proportioned bedrooms offer comfort and style, with the principal bedroom benefiting from a bay window and built in storage. They are served by a sleek, contemporary four piece family bathroom.

The outdoor space is equally impressive having been meticulously designed and landscaped, this Westerly facing rear garden extends to 115ft and is ideal for outdoor entertaining, children's play, or simply unwinding in the evening sun. To the front, a large

driveway provides ample off street parking and access to a 16ft garage.

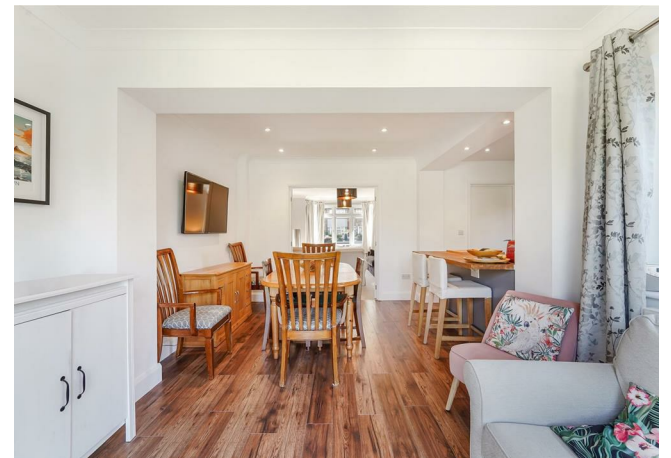
With almost 1,300 sq ft of beautifully balanced accommodation and very few homes of this calibre becoming available in the area, early viewing is strongly recommended.

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











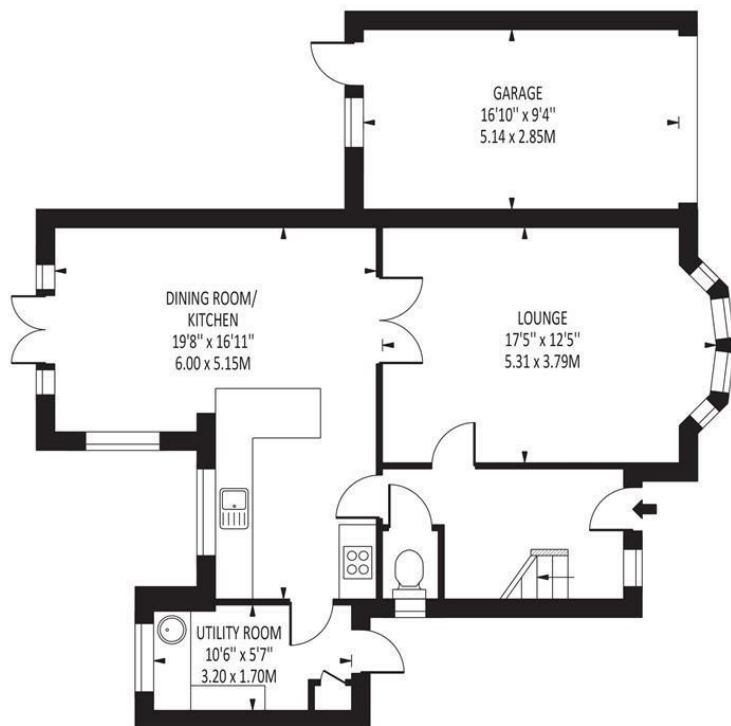
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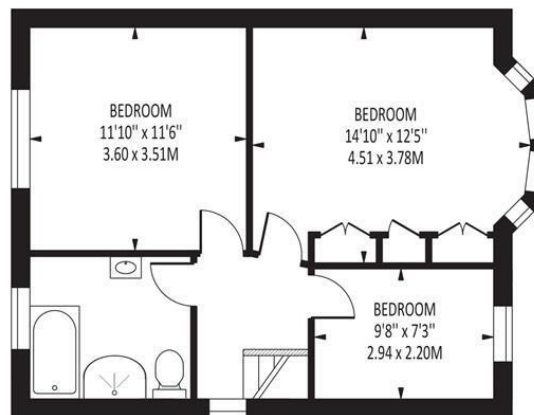
Total Area: 1283 SQ FT • 119.21 SQ M

(Including Garage)

Garage Area : 158 SQ FT • 14.65 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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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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**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.



