



Mospey Crescent, Epsom, KT17 4NA

welcome to

Mospey Crescent, Epsom

Barnard Marcus are delighted to welcome to the market this simply stunning 4/5 bedroom detached family home set on the sought after and highly requested Mospey Crescent with plenty of off street parking, garage and beautiful landscaped rear garden

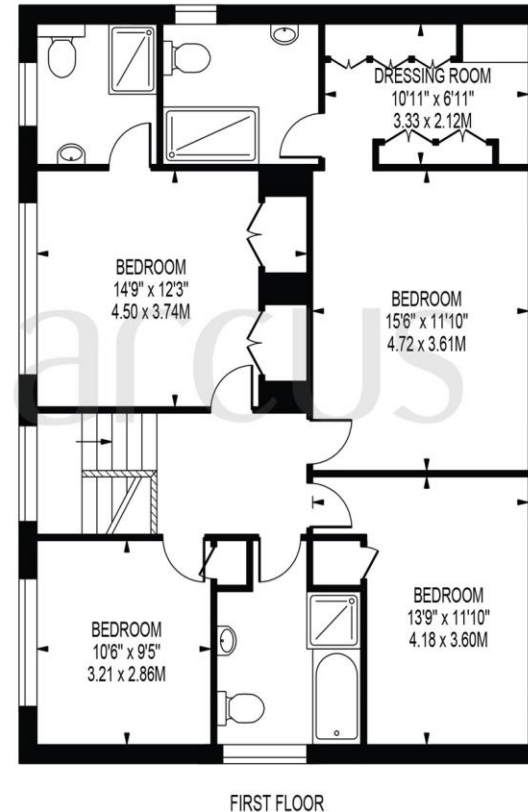
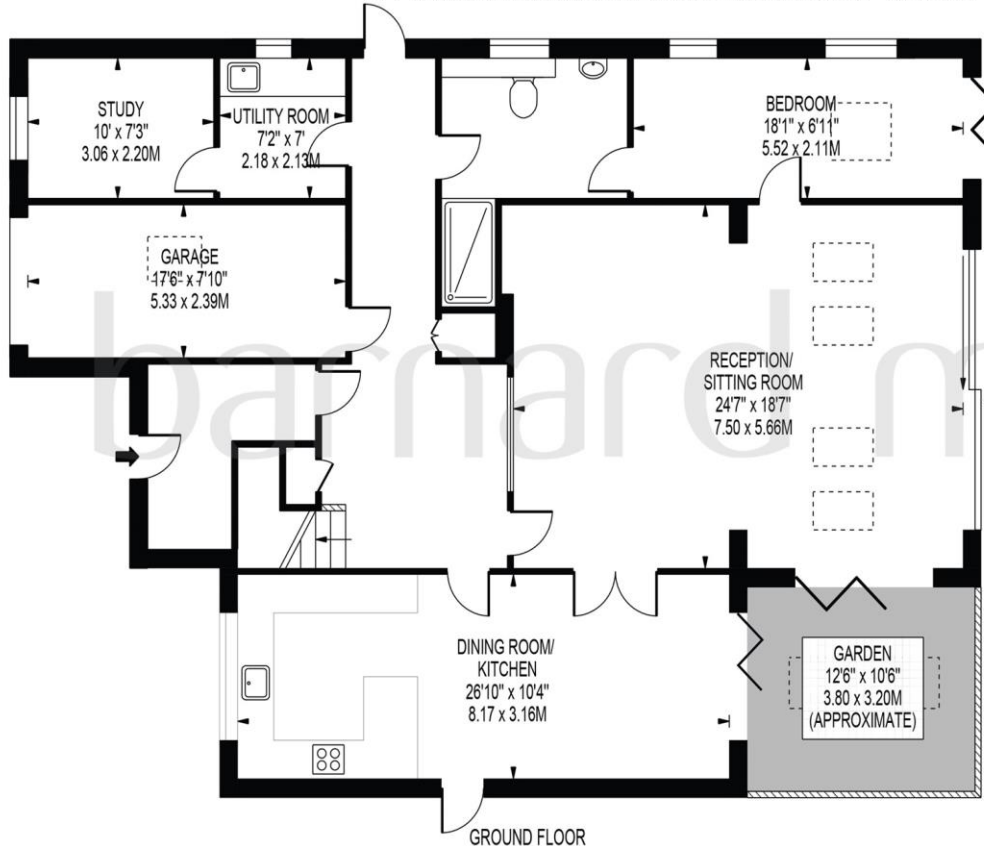


MOSPEY CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2407 SQ FT - 223.63 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 137 SQ FT - 12.74 SQ M



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 OR 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.

This beautiful home lies on the ever popular Mospey Crescent and has plenty of kerb appeal with a well maintained front garden, large block paved driveway for multiple cars, garage with electric door, side access and solar panels to the roof. Inside the home is set over two floors with the ground floor offering a very modern kitchen with integrated appliances and dining area leading out to a fantastic covered eating area.

There is a large sitting room that lets in an abundance of natural light with four skylights, and direct access through sliding door to the rear garden. There is a further room off the living room currently used as a bedroom with also direct access to the garden with en-suite shower room. The ground floor is then completed by a handy utility room and a study that has a front facing outlook.

The first floor offers a family bathroom with four piece suite, two double bedrooms to the right hand side and then two larger double bedrooms to the left hand side which come with en-suite shower rooms and the master also offers a fantastic dressing room.

The home is finished to the highest standard throughout with double glazed windows, gas central heating & water softener.

The home is finished with a stunning landscaped tiered rear garden with mostly laid to lawn, large patio, shed storage, side access and is very tranquil and also not overlooked.

An internal viewing is highly recommended.

welcome to

Mospey Crescent, Epsom

- Detached Family home
- Four / Five Bedrooms
- Modern Kitchen / Breakfast Room
- Large Living Room with Skylights & Direct Access to Rear Garden
- Four Bathrooms

Tenure: Freehold EPC Rating: B

offers in excess of

£1,500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109571



Property Ref:
EPS109571 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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