



North View Crescent, Epsom

The **PERSONAL** Agent

Guide Price £775,000

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 a generous 0.16-acre plot with an attractive frontage enhancing 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, the property combines stylish modern living with an exceptional lifestyle setting.

Having undergone a comprehensive renovation, with the property taken back to brick by the current owners, the home now benefits from updated central heating, electrics and windows, and is presented in excellent condition throughout. The result is a thoughtfully renewed home that provides a superb foundation for modern family life, while retaining the appeal of its generous plot and enviable position.



Thoughtfully designed for modern living, this flexible home offers beautifully balanced accommodation of almost 1,300 sq ft. The impressive 19ft x 16ft open-plan kitchen/dining room forms the heart of the home, with defined zones flowing effortlessly into a spacious bay-fronted living room through elegant double doors. A separate utility room and guest W.C. complete the ground floor.

Upstairs, three generously proportioned bedrooms include a principal bedroom with bay window and built-in storage, complemented by a sleek contemporary four-piece family bathroom.

Outside, the meticulously landscaped 115ft Westerly facing rear garden provides an exceptional space for entertaining, children's play or relaxing in the evening sun. A large driveway offers ample off-street parking

and leads to a 16ft garage.

With very few homes of this calibre becoming available locally, 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

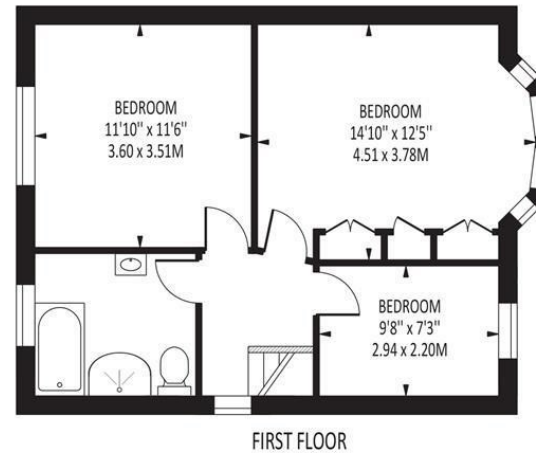
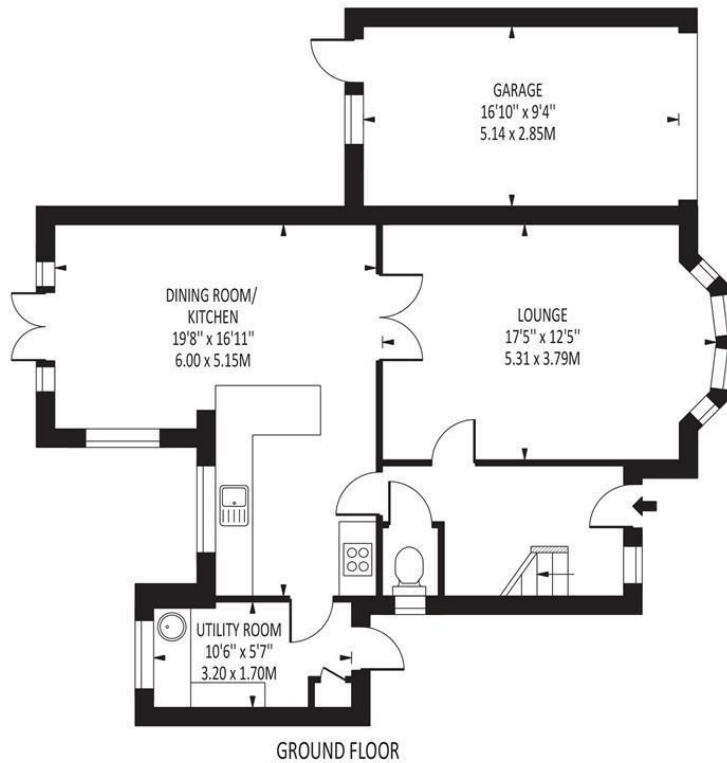




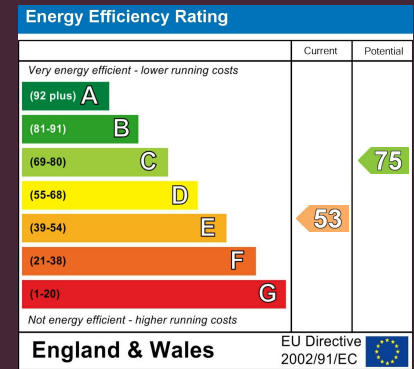
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Total Area: 1283 SQ FT • 119.21 SQ M
(Including Garage)
Garage Area : 158 SQ FT • 14.65 SQ M



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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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