



The **PERSONAL** Agent

North View Crescent, Epsom  
£775,000

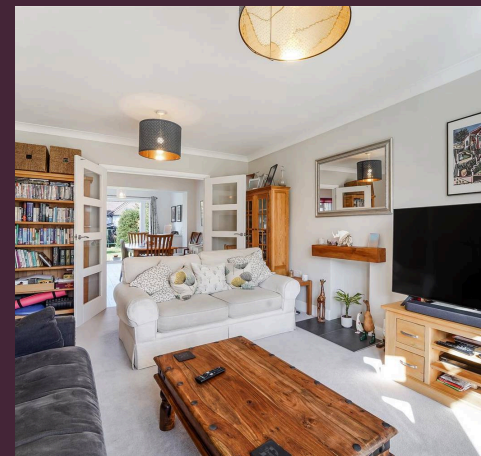
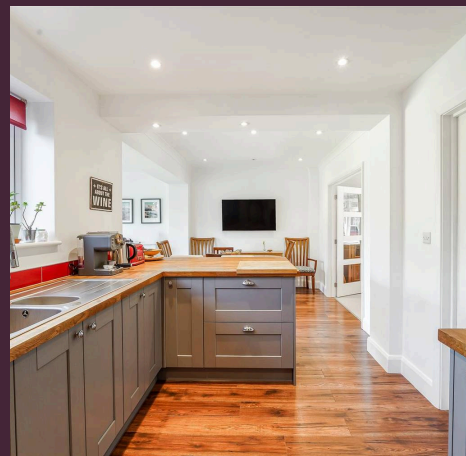
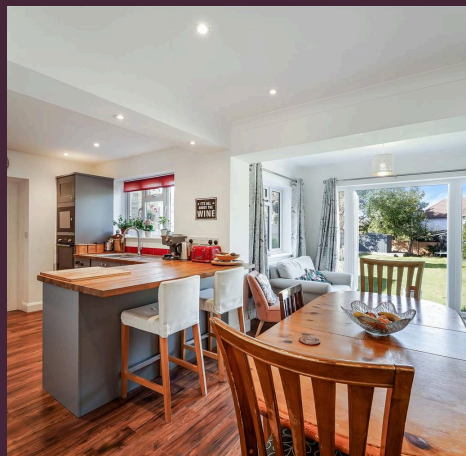
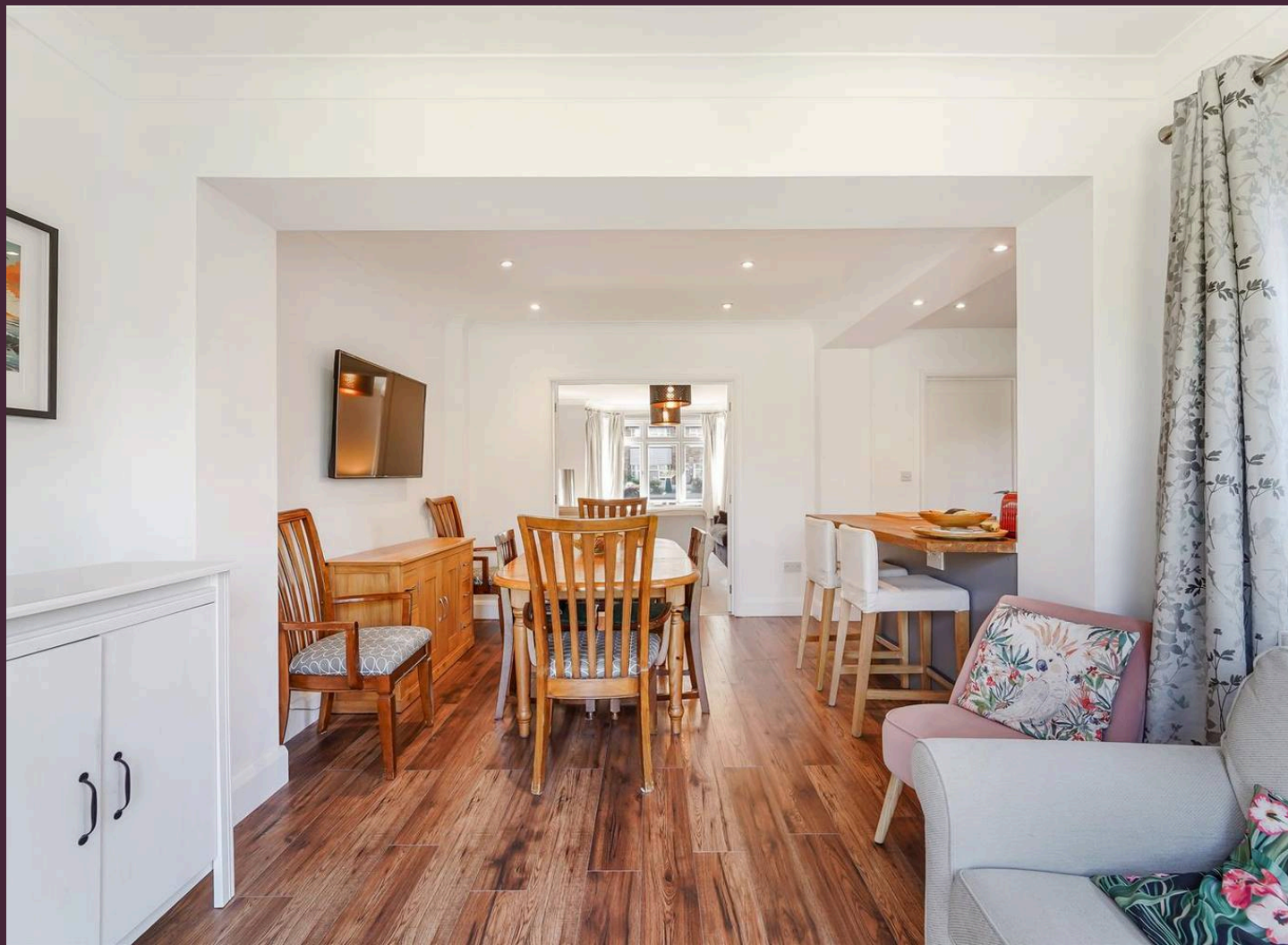
# 5 North View Crescent

## Epsom

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

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.





### Description

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.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



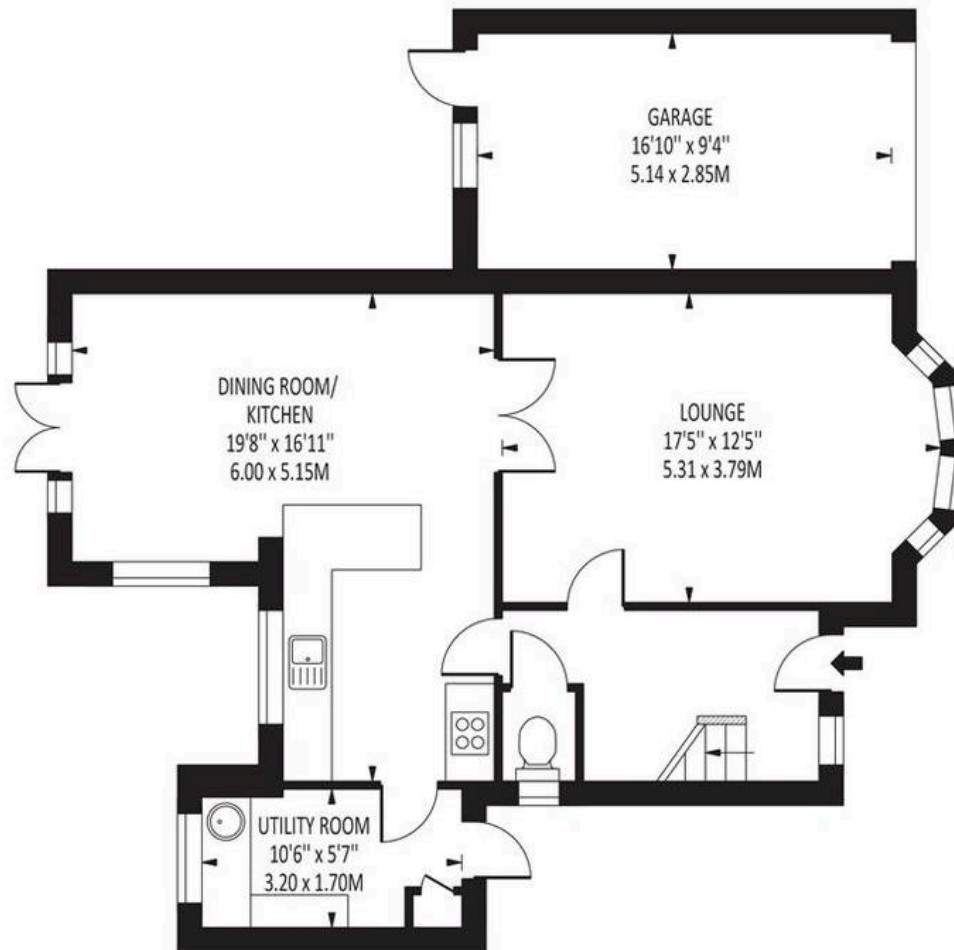
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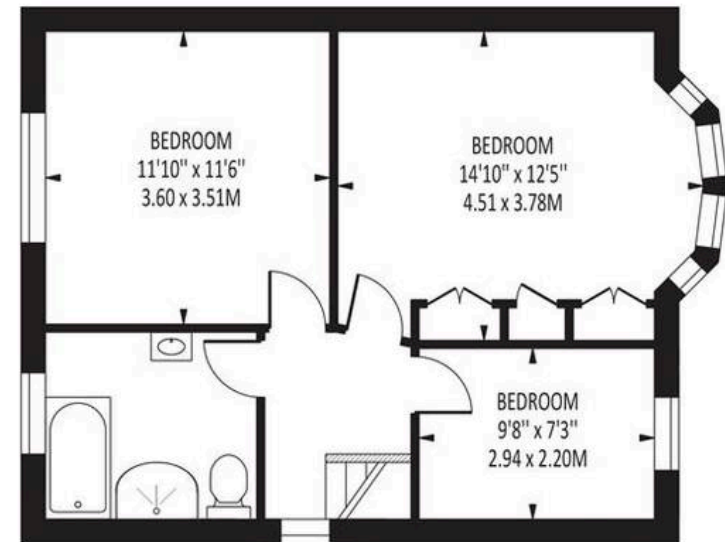
Total Area: 1283 SQ FT • 119.21 SQ M

(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.



## The Personal Agent Epsom

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