



Mospey Crescent, Epsom

The **PERSONAL** Agent

Guide Price £1,050,000

Freehold

- Detached family home on 0.20 acre plot
- Stunning 103ft x 52ft private rear garden
- Four versatile reception rooms throughout
- Four generous double bedrooms upstairs
- Bathroom & further family shower room
- Large utility room & downstairs W.C
- Highly desirable residential road
- Easy access to Epsom & Epsom Downs
- Generous driveway and mature frontage
- Flexible layout perfect for a growing family

Set within a highly desirable residential road and occupying a magnificent plot of approximately 0.20 acres, The Personal Agent are proud to present this substantial detached family home, offering flexible and well-balanced accommodation alongside exceptional outside space. An immediate viewing is highly recommended to fully appreciate the scale of the plot, versatility of the layout and overall feel of this wonderful home.

Our clients have enjoyed living here for the past 30 years, during which time the property has been sympathetically extended and thoughtfully enhanced to create a home perfectly suited to modern family life. From the moment you arrive, the generous mature frontage creates an excellent first impression, providing ample parking and a sense of privacy that is increasingly difficult to find.

In our opinion, this is an exceptionally well-balanced family home, ideally positioned for excellent school catchment areas whilst offering convenient access to Epsom town centre and High Street. The open spaces of Epsom Downs and its world-famous racecourse are also within easy reach.



From a practical perspective, the ground floor provides an impressive level of flexibility with four separate reception rooms that can adapt to a family's changing needs. These spaces currently comprise a generous 22ft living room, a study/playroom, a formal dining room that links seamlessly with the kitchen, and a home office which could easily serve as a fifth bedroom or guest suite due to its proximity to the utility room and downstairs cloakroom.

The property further benefits from a truly outstanding rear garden measuring approximately 103ft x 52ft. A particular feature of the home, this beautifully mature garden enjoys an excellent degree of privacy and provides an exceptional outdoor environment for families, entertaining and relaxation alike.

Predominantly laid to lawn with established planting and well defined seating areas, the garden offers a wonderful sense of space rarely found in such a convenient location. The generous plot size also provides scope for further extension, subject to the usual planning consents.

The impressive accommodation continues upstairs. From the bright and spacious first-floor landing there is access to four genuine double bedrooms, all of which are well proportioned and enjoy pleasant outlooks. The principal bedroom benefits from direct access to an adjoining bathroom, whilst the remaining bedrooms are served by a separate family shower room, creating a practical arrangement for growing families.

Additional noteworthy features include the substantial frontage, ample off street parking, side access to the garden and further scope to extend and adapt the property should future requirements dictate, subject to the necessary consents. Immediate internal viewing is essential to fully appreciate why this home represents such a rare opportunity within this highly sought-after road. Sole agent.

Tenure: Freehold
Council Tax Band: G

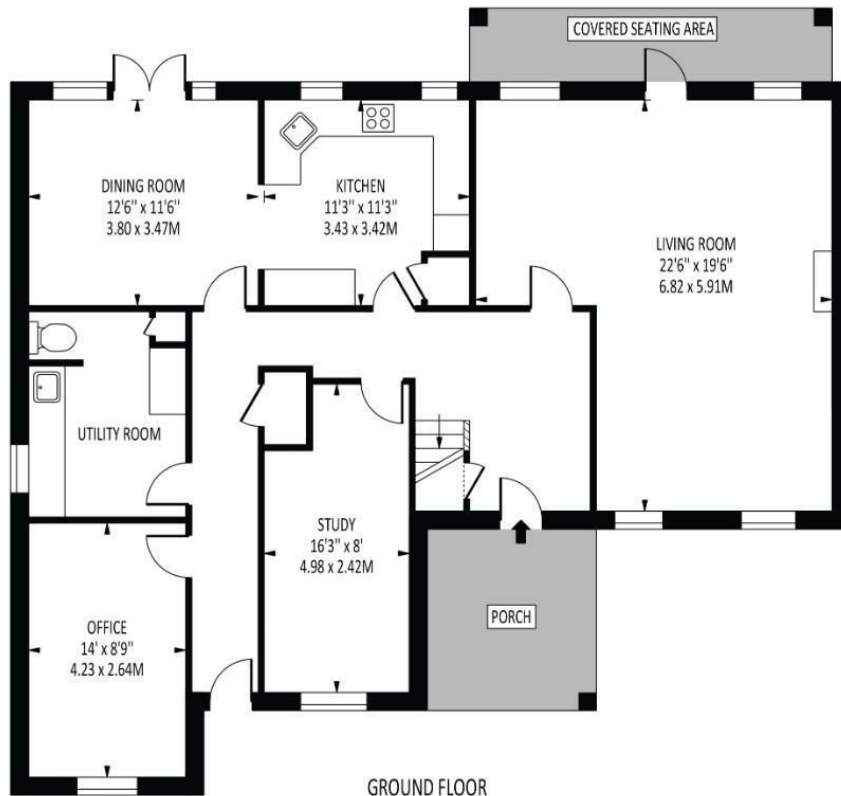




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Total Area: 1981 SQ FT • 184.10 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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