



North View Crescent, Epsom

Guide Price £1,100,000



## North View Crescent

Epsom

Spacious four-bed detached home near Epsom Downs with two en-suites, study, large outbuilding, garden, garage, and parking. Close to shops, station, and open spaces. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Popular Location
- Close To Famous Epsom Downs
- Spacious Kitchen/Diner
- Spacious Reception
- Study/Family Room
- Four Generous Bedrooms
- Two En-Suites
- Large Outbuilding (Potential Home Office/Annexe)
- Good Size Garden
- Easy Reach of Local Shops, Station & Amenities At Tattenham Corner



This attractive four-bedroom detached home occupies a highly desirable position close to the renowned Epsom Downs, combining spacious, versatile accommodation with a convenient setting ideal for modern family living.

The property opens into a welcoming and spacious entrance hall, leading through to a bright and generously proportioned reception room, providing an inviting space to relax and entertain. To the rear, the well-sized kitchen/diner offers ample room for both cooking and family dining, with views over the garden creating a pleasant and sociable heart to the home. A separate study or family room provides valuable additional flexibility, ideal for home working, a playroom or a peaceful retreat. A ground-floor cloakroom completes the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom and second bedroom both benefit from fitted wardrobes and their own en-suite shower rooms, while a family bathroom serves the remaining bedrooms.

A particular feature of the property is the substantial outbuilding, offering excellent potential for a home office, studio or annexe, subject to any necessary consents. This additional space provides a wealth of possibilities to suit a variety of lifestyles.

Externally, the property enjoys a good-sized rear garden, ideal for outdoor relaxation and entertaining. An integral garage and driveway parking for one vehicle further enhance the practicality of this appealing home.

The location is equally attractive, with local shops, the railway station and the amenities of nearby Tattenham Corner all within easy reach. The proximity to the beautiful open spaces of Epsom Downs adds to the appeal, offering opportunities for walking and enjoying the outdoors.

Offering generous living space, a flexible layout and a sought-after location, this appealing detached home is ideally suited to families and professionals alike. Early viewing is highly recommended to fully appreciate the space, versatility and potential on offer.

# North View Crescent, Epsom, KT18

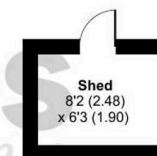
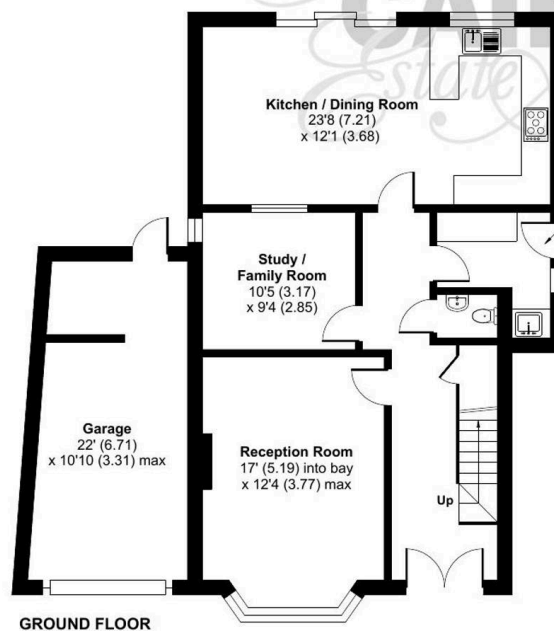
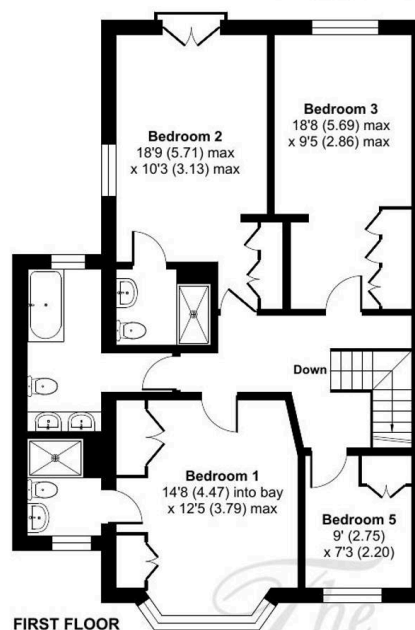
Approximate Area = 1721 sq ft / 159.8 sq m

Garage = 217 sq ft / 20.1 sq m

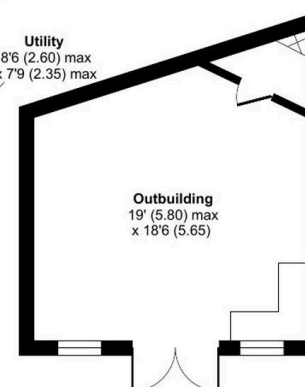
Outbuilding = 387 sq ft / 35.9 sq m

Total = 2325 sq ft / 215.8 sq m

For identification only - Not to scale



**OUTBUILDING 2**



**OUTBUILDING 1**







## Cairds The Estate Agents

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