

Kennedys'

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6, North View Crescent
Epsom, KT18 5UR

Kennedys are delighted to present this impressive family home. Situated in a convenient and popular location within walking distance to Tattenham Corner local shops and station. This is this spacious, well presented three-bedroom detached house with drive and garage. Available End of March 2025 Unfurnished

£3,000 Per
Month



- Detached Family House
- Two Reception Rooms
- Garage and In/Out Driveway
- Available End of March 2025
- Gas Central Heating & New Boiler

- Three Bedrooms
- Well Presented Throughout
- Enclosed Rear Garden
- Pets Permitted
- EPC Rating D



PROPERTY DESCRIPTION

This pretty house is located on a sought after tree lined road and is in walking distance to Tattenham Corner and the world famous Epsom Downs. Through the enclosed entrance porch, the impressive and spacious ground floor living accommodation comprises of a good size hallway, downstairs W/C, sitting room with bay window and gas effect fire, and a rear dining room/family room with access to the rear garden. The country style kitchen with a wealth of base and wall units includes a free standing oven, fridge and washing machine as well as integrated appliances plus a secondary access to the rear garden.

Upstairs the accommodation leads from the hallway, and comprises of two double bedrooms front and rear and a good size single room which has a fitted wardrobe, drawers and a pull out desk. The fully tiled family bathroom with panel enclosed bath and shower over, airing cupboard.

To the outside is a stunning rear garden, with mature trees and shrubs, well planted borders, patio area across the back of the house and access from side of house or to rear of garage. To the front of the property is a drive with parking for up to three cars, garage and side access to the rear garden. The property is offered in good condition throughout and makes for a lovely family home, with UPVC double glazing and gas central heating by radiators.

The villages of Banstead and Nork are both easily accessible, offering a variety of shopping and leisure facilities, from traditional village shops through to larger stores such as M&S Food, Waitrose, Boots etc. as well as restaurants, coffee shops and tea rooms. Epsom town centre is just a short drive over the downs, and serves the community well as a larger shopping area. The area is covered by railway networks from Tattenham Corner Station, into London Victoria and London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate. There are a number of excellent local schooling options, in both private and state sectors to









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include, Rosebury and Glynn School as well as Epsom College. The M25 is just a short drive away via junction 8.

Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied - Gas Central Heating

Council Tax Band: F - Reigate and Banstead Council.

EPC Rating: D

Tenure: Freehold

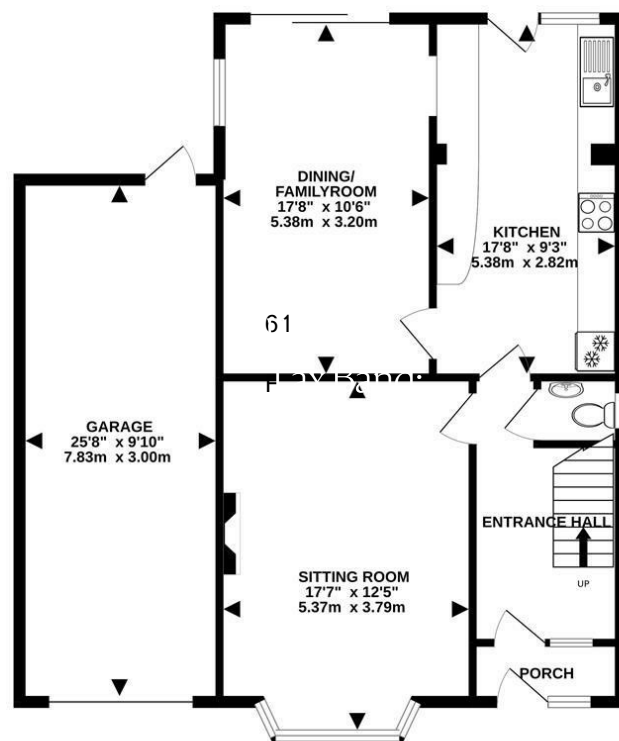
Flood Risk: Very Low Risk

Broadband: Ultrafast

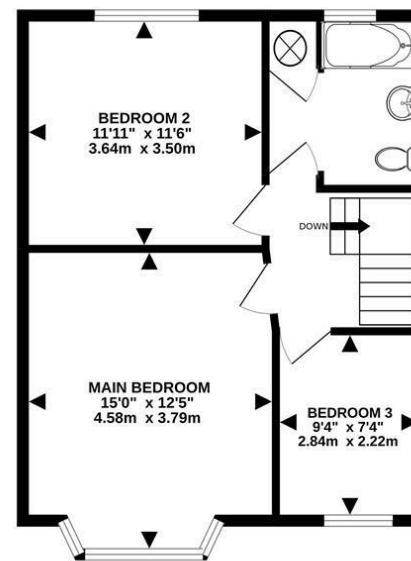
Mobile Phone Availability: Limited: EE Likely: O2, Three & Vodafone

Other Information: Ask The Agent

Please call 01737 817718 option 2 for further details or to book an appointment to view



GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.

TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

61

78

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If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

EPC: D
TENURE: Freehold
COUNCIL: Reigate &
Banstead
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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