

The PERSONAL Agent

North View Crescent, Epsom

Guide Price £860,000

North View Crescent

Epsom

- Periphery of world famous Epsom Downs
- 82ft x 50ft West facing garden & terrace
- 22ft detached garden cabin
- Offering 2685 Sq Ft of space in total
- Four generously proportioned bedrooms
- Gated driveway with detached double garage
- Open plan kitchen/dining/family room
- Further playroom/study and living room
- Attractive detached family home
- Shower room, bathroom & d/s cloakroom

Positioned just moments from the open green expanse of world-renowned Epsom Downs, this substantial detached family home occupies a generous corner plot and offers exceptional versatility both inside and out. Sympathetically extended to the sides and rear during the current ownership, the property now provides a wonderfully balanced layout suited to modern family life.

The home immediately impresses with its generous frontage and extensive parking. A large driveway provides ample space for several vehicles, while a secondary gated driveway via Colman Close leads to a detached double garage, creating an ideal setup for families, car enthusiasts or those requiring secure parking and storage.

Extending to approximately 2,685 sq ft, the thoughtfully adapted accommodation combines formal reception rooms, open-plan living and practical everyday spaces, offering the flexibility to evolve alongside changing family needs.







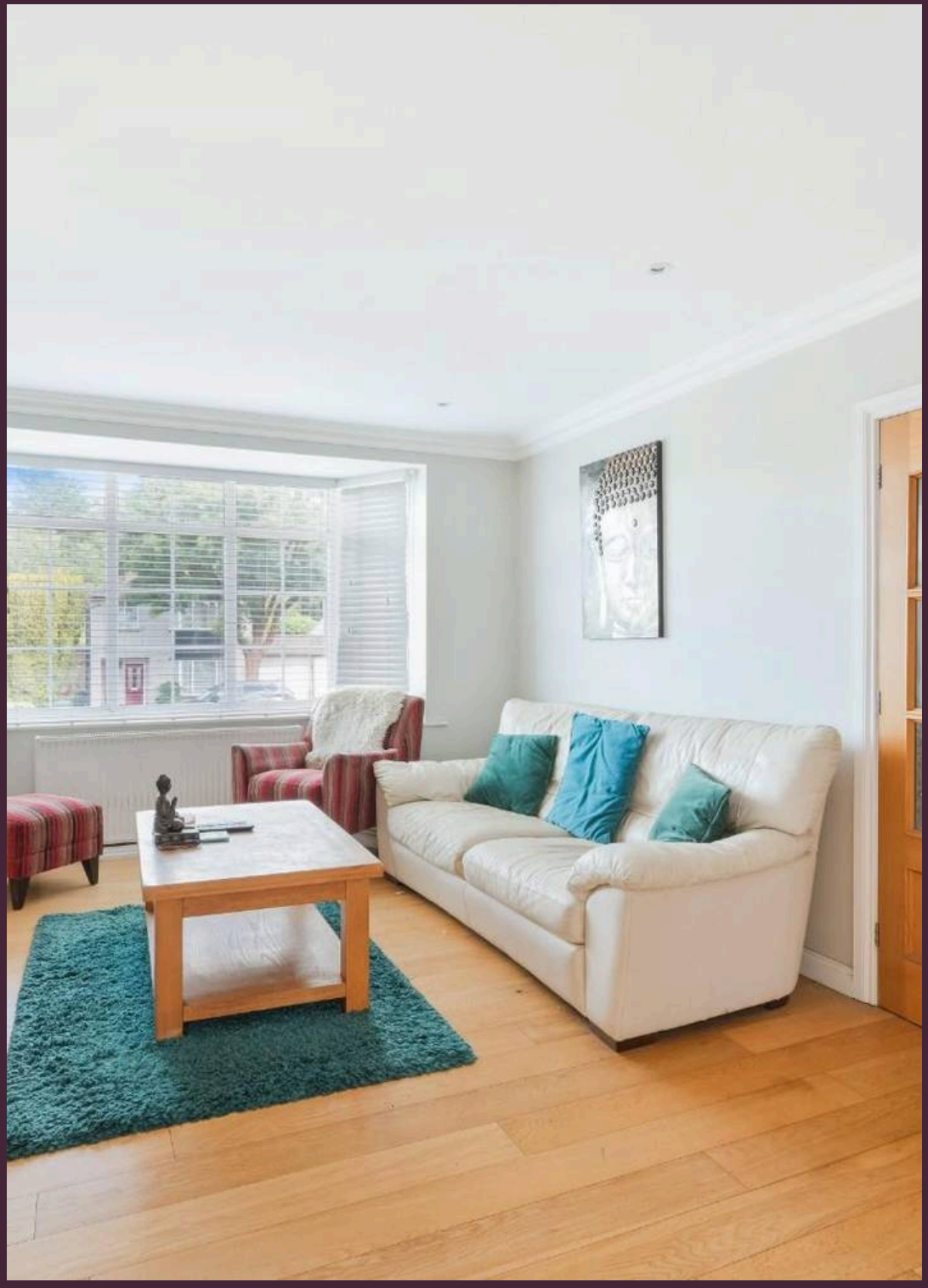




Description

Stepping into the welcoming entrance hall, the sense of space and natural flow is immediately apparent. At the heart of the home is an impressive open-plan kitchen, dining and living area, creating a bright and sociable space for entertaining and everyday family life. Doors open directly onto the garden, seamlessly connecting the interior with the outside.

Complementing this central living space are three further reception areas, including a cosy lounge, ideal for quieter evenings, and a generous study/playroom offering excellent flexibility for home working or family life. A ground floor double bedroom with its own ensuite shower room provides an ideal solution for guests, multi-generational living or those requiring bedroom accommodation on this level. A separate utility room and downstairs cloakroom complete the practical ground floor layout.



The first floor continues to impress with three well-proportioned bedrooms, all enjoying pleasant outlooks and excellent natural light. These are served by a family bathroom, creating comfortable and well-balanced accommodation. Outside, the rear garden is a true highlight, measuring approximately 82ft x 50ft and thoughtfully designed for both relaxation and entertaining. Defined seating areas, a covered hot tub, dedicated alfresco bar and entertaining space create a superb setting for social occasions throughout the year. The mature planting and excellent privacy make the garden a wonderful extension of the living accommodation. Adding further versatility is the detached garden cabin, which could be used as a guest suite, gym, studio, games room or home office. Combined with the detached double garage and extensive parking, it significantly enhances the property's flexibility. With its proximity to Epsom Downs, adaptable accommodation, exceptional outdoor space and extensive parking, this is a rare opportunity to acquire a truly individual family home in a highly desirable setting.

The first floor continues to impress with three well-proportioned bedrooms, all enjoying pleasant outlooks and excellent natural light. These are served by a family bathroom, creating comfortable and well-balanced accommodation. Outside, the rear garden is a true highlight, measuring approximately 82ft x 50ft and thoughtfully designed for both relaxation and entertaining. Defined seating areas, a covered hot tub, dedicated alfresco bar and entertaining space create a superb setting for social occasions throughout the year. The mature planting and excellent privacy make the garden a wonderful extension of the living accommodation. Adding further versatility is the detached garden cabin, which could be used as a guest suite, gym, studio, games room or home office. Combined with the detached double garage and extensive parking, it significantly enhances the property's flexibility. With its proximity to Epsom Downs, adaptable accommodation, exceptional outdoor space and extensive parking, this is a rare opportunity to acquire a truly individual family home in a highly desirable setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









The PERSONAL Agent

North View Crescent

Total Area: 2685 SQ FT • 249.46 SQ M
(Including Garage & Cabin)
Garage Area : 297 SQ FT • 27.60 SQ M
Cabin Area : 289 SQ FT • 26.83 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 inpspection, 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

The Personal Agent Ltd 2 West Street, Epsom - KT18 7RG

01372745850 • epsom@thepersonalagent.co.uk • thepersonalagent.co.uk/