



**NORTH VIEW CRESCENT,** EPSOM, SURREY, KT18

**£775,000**

FREEHOLD

**Winkworth**





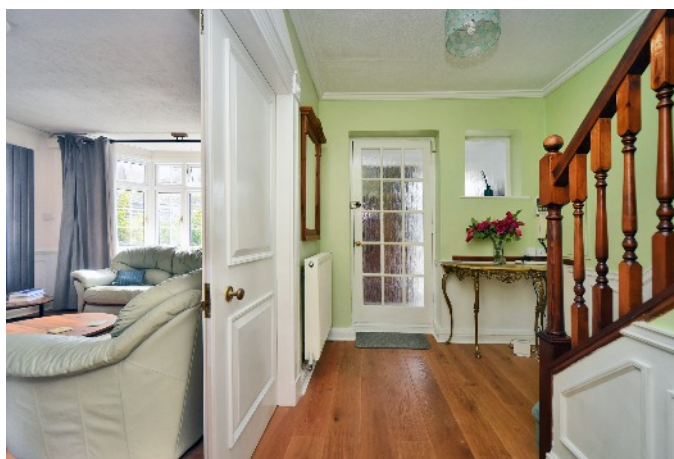
## NORTH VIEW CRESCENT

EPSOM, SURREY, KT18

### A WELL PRESENTED THREE/FOUR BEDROOM DETACHED HOUSE IN A POPULAR ROAD CLOSE TO EPSOM DOWNS

The house is conveniently located within easy reach of the green open spaces of Epsom Downs, as well as Tattenham Corner and Epsom Downs mainline railway stations with services into London Bridge and London Victoria. There are additional transport links into Epsom, Sutton, Banstead and the M25 beyond (Jct.8 & Jct.9).

There is also a good selection of popular local schools, with Epsom College being a few minutes drive away. Epsom Town centre with its comprehensive shopping services and facilities is located within 2 miles.



## NORTH VIEW CRESCENT

EPSOM, SURREY, KT18

An extended and well presented three/four bedroom detached house in a popular road close to Epsom Downs.

This bright and spacious detached home offers versatile living accommodation throughout.

The ground floor briefly comprises; entrance porch, entrance hallway, cloakroom, front aspect living/dining room having stripped wooden flooring, wood-burner and fitted display/storage unit. Double doors open to the kitchen/breakfast room which has direct access to the rear garden through large sliding doors, useful utility area, inner hallway providing access to the double garage, rear garden and additional reception room/bedroom.

The first floor provides two double bedrooms having built-in wardrobes with cupboards above, a family bathroom, and a further single bedroom.

Outside to the front, a generous block paved area with flower borders allows for off street parking and access to the double garage. The attractive and sizeable rear garden is mainly lawned with mature borders and screening. There also a useful shed and large summer house,/office.

The property also benefits from gas heating, double glazing and solar panels.

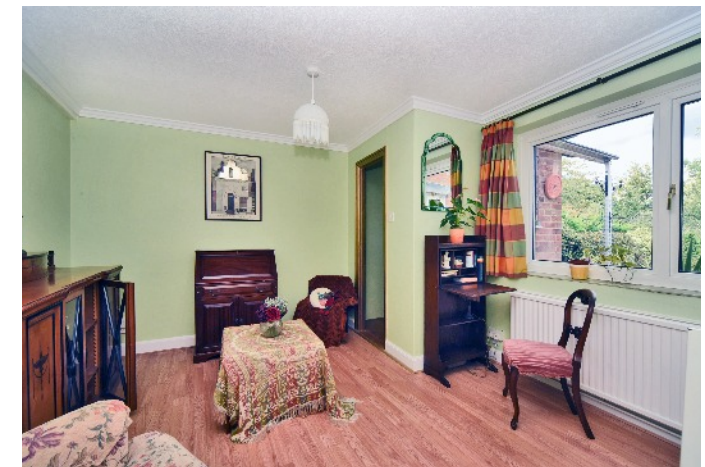
The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and many sporting pursuits can be enjoyed.

## BANSTEAD OFFICE

01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

- Entrance Porch
- Entrance Hall
- Downstairs WC
- Living/Dining Room - 17'4" x 12'6" (5.28m x 3.80m)
- Kitchen/Breakfast Room - 15'4" x 8'8" (4.67m x 2.65m)
- Utility Area - 8'7" x 8'0" (2.62m x 2.44m )
- Inner Hallway
- Reception Room - 10'5" x 8'7" (3.17m x 2.62m)
- Bedroom 1- 15'5" x 13'7" (4.70m x 4.14m)
- Bedroom 2 - 15'0" x 12'7" (4.58m x 3.84m)
- Bedroom 3 - 1'0" x 11'5" (3.66m x 3.47m )
- Bathroom - 8'7" x 8'0" (2.62m x 2.44m )
- Double Garage - 21'4" x 8'10" (6.49m x 2.69m)
- Garden - 93' (23.8m) approx
- Council Band F

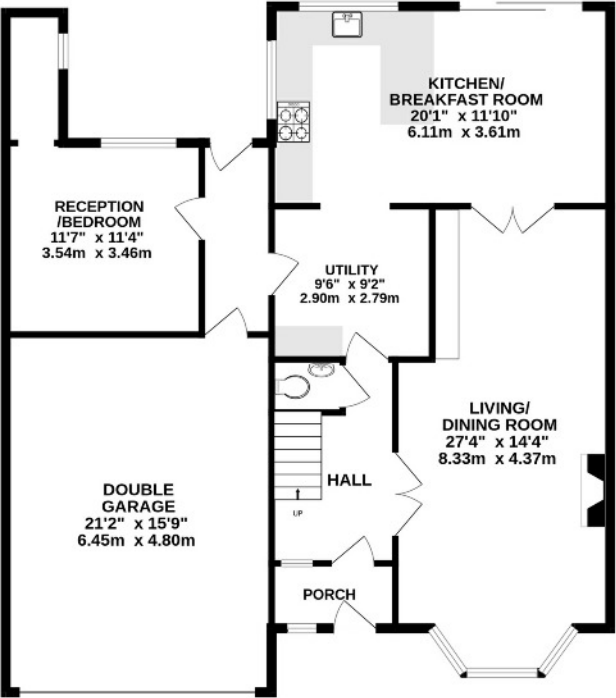






OFFICE/  
SUMMER HOUSE  
18'0" x 15'0"  
5.49m x 4.57m

North View Crescent, Epsom  
INTERNAL FLOOR AREA (APPROX.) 1805 sq ft/ 167.7 sq m  
Excluding Outbuilding  
Garden extends to 96' (29.0m) approx.



RECEPTION  
/BEDROOM  
11'7" x 11'4"  
3.54m x 3.46m

DOUBLE  
GARAGE  
21'2" x 15'9"  
6.45m x 4.80m

KITCHEN/  
BREAKFAST ROOM  
20'1" x 11'10"  
6.11m x 3.61m

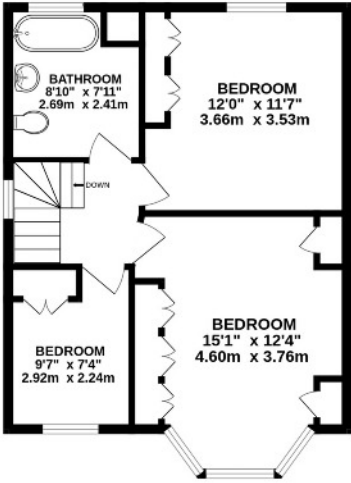
UTILITY  
9'6" x 9'2"  
2.90m x 2.79m

LIVING/  
DINING ROOM  
27'4" x 14'4"  
8.33m x 4.37m

HALL

PORCH

GROUND FLOOR



BATHROOM  
8'10" x 7'11"  
2.69m x 2.41m

BEDROOM  
12'0" x 11'7"  
3.66m x 3.53m

BEDROOM  
9'7" x 7'4"  
2.92m x 2.24m

BEDROOM  
15'1" x 12'4"  
4.60m x 3.76m

FIRST FLOOR

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Banstead office

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