



The Crescent, Epsom KT18 7LL

welcome to

The Crescent, Epsom

Stylish, spacious, and superbly located—this beautifully renovated semi-detached home on the edge of Epsom Common offers the perfect blend of countryside charm and urban convenience. With open-plan living, generous bedrooms, and scope to extend, it's a rare find just over a mile from the town centre

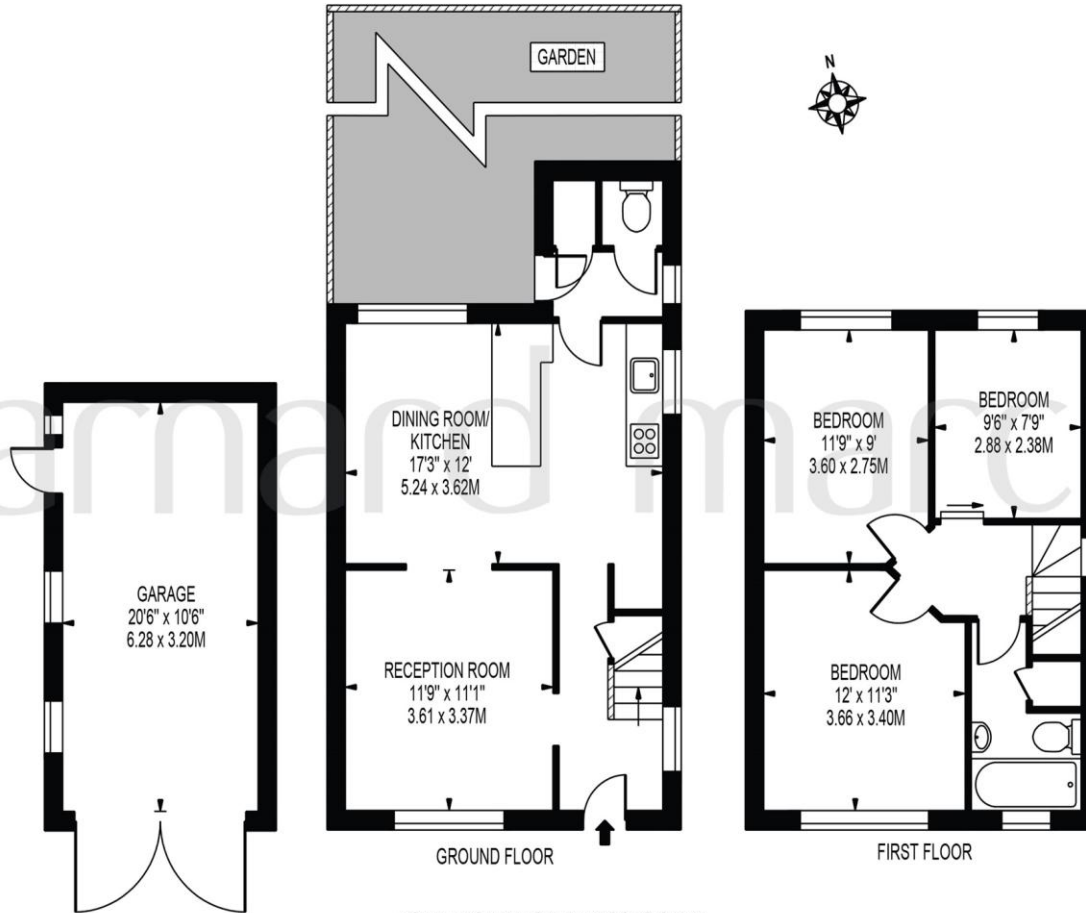


THE CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.44 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 216 SQ FT - 20.10 SQ M



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 OR 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.

Barnard Marcus are delighted to present this attractive and thoughtfully renovated semi-detached home, ideally positioned on the periphery of Epsom Common. This property offers spacious and adaptable accommodation, perfectly suited to modern family living, while enjoying the tranquillity of a semi-rural setting with convenient access to both Epsom and Ashted Common.

The interior has been finished to a high standard, featuring a stunning open-plan kitchen/dining/family room that serves as the heart of the home—ideal for entertaining and everyday life. The first floor comprises three generously proportioned bedrooms and a contemporary family bathroom. A large loft space offers excellent potential for use as a home office or additional storage, with further scope to extend (subject to planning permission).

Externally, the property benefits from a well-appointed rear area including a separate W/C, utility room, two storage sheds, & a garage. The front of the property provides off-street parking for two to three vehicles, with gated side access to the rear garden. The Wells area is surrounded by acres of picturesque woodland, bridle paths, & scenic walks, including the Stamford Green conservation area with its charming duck pond & two traditional public houses. Despite its peaceful setting, the property remains within walking distance of Epsom town centre and the mainline railway station, accessible via a footpath linking the common to the high street (approximately 1.1 miles).

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The Crescent, Epsom

- Semi-Detached Family Home
- Three Bedrooms
- Spacious Open Plan Kitchen / Diner
- Off Street Parking & Garage
- Large Private Rear Garden with Shed Storage
- NO ONWARD CHAIN
- Potential to Extend (STPP)
- Popular Residential Road

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£600,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110063



Property Ref:

EPS110063 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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