Sunnybank, Epsom

The PERSONAL Agent

Guide Price £950,000

Freehold

- Three double bedroom detached family home
- Tucked away within private Woodcote Estate
- Generous 0.15 acre plot with large frontage
- Beautifully refurbished throughout by owners
- Stylish kitchen and modern four-piece bathroom
- Enclosed porch and welcoming panelled hall
- Original parquet flooring to hall and receptions
- Westerly facing garden enjoying sunny aspect
- Covered entertaining area with pizza oven & BBQ
- Detached garden room with wet room & flex space

Tucked away towards the end of the ever popular Sunnybank, this beautifully refurbished three double bedroom detached home occupies a generous 0.15 acre plot and offers a wonderful balance of stylish living space, exceptional outdoor entertaining and exciting scope to extend further, subject to the usual planning permissions.

Having been comprehensively updated by the current owners, the property now benefits from a brand new kitchen, a stunning four piece family bathroom, a newly installed downstairs cloakroom and stylish plantation shutters, all of which combine to create a home that feels both contemporary and welcoming from the moment you arrive.

A practical enclosed porch provides the perfect transition into the home and leads through to a welcoming entrance hall that immediately sets the tone for the property. Beautiful wood panelling creates a characterful first impression, while the original parquet flooring adds warmth and charm and continues through into the two generous reception rooms.

The accommodation has been thoughtfully arranged to suit modern family life, with the reception spaces offering excellent proportions and flexibility for both everyday living and entertaining. The three bedrooms are all comfortable doubles, while the tasteful finish throughout ensures the home is ready to move straight into and enjoy.

Externally the property sits on an impressive 0.15 acre plot with a large frontage that provides ample parking, while to the rear is a secluded Westerly facing garden that enjoys the afternoon and evening sun. The size of the plot also provides significant scope to extend the house further in the future should someone wish to enlarge the existing accommodation, subject to the usual planning consents.

However, it is the garden that truly steals the show. Our clients love entertaining and have created a superb covered seating area that is perfect for hosting friends and family. Complete with a pizza oven, gas hob, BBQ and even a pressurised beer tap, it is a fantastic social space that ensures a refreshing drink is always close to hand.

They haven't stopped there either, as the garden also features a large detached garden room with its own wet room. This incredibly versatile space can easily adapt to suit a wide range of needs, whether as a playroom, home office, gym, studio or even guest accommodation.

Sunnybank is one of the most desirable and rarely available roads within this private and well-regarded estate. It is ideally positioned for Epsom town centre with its comprehensive range of shops, restaurants and leisure facilities, while the open spaces of Epsom Downs and the famous Derby racecourse are also close by. The area is well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges nearby catering for all ages.

Tenure – Freehold
Council Tax Band - G

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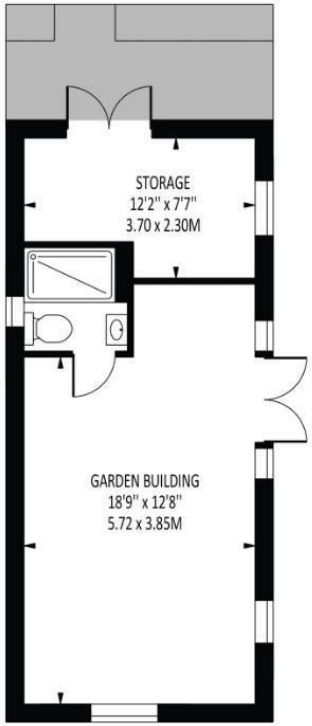
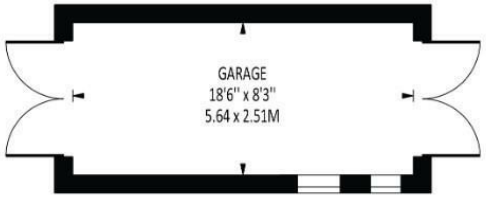
Sunnybank Epsom

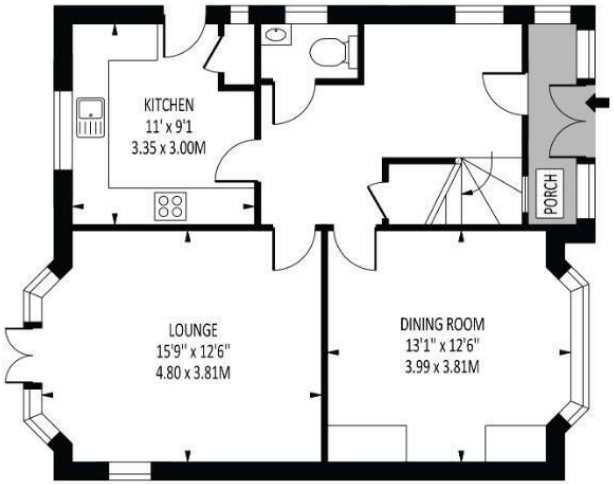
Total Area: 1720 SQ FT • 159.77 SQ M
(Including Outbuilding & Garage)
Outbuilding Area : 380 SQ FT • 35.34 SQ M
Garage Area : 152 SQ FT • 14.16 SQ M



OUTBUILDING

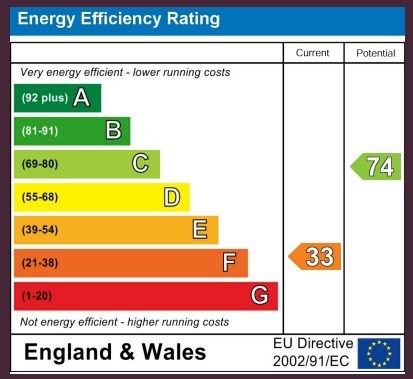


GARAGE



GROUND FLOOR

FIRST FLOOR



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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.

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