



West Hill Avenue, Epsom

The PERSONAL Agent



# Guide Price £950,000

## Freehold

- Rare & unique opportunity
- 0.26 of an acre plot
- No ongoing chain
- 110ft x 70ft secluded garden
- Wonderful position in desirable road
- Three double bedrooms & Two receptions
- Kitchen linking to conservatory/diner
- Downstairs cloakroom
- Generous garage, carport and driveway
- Huge scope to extend STPP

Enjoying a truly wonderful position within this highly desirable and much requested road, this charming detached house exudes character whilst offering significant scope to extend with the rare opportunity to create your dream family home in this most sought after area.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family or discerning downsizer. When you couple the potential it provides with its plot of 0.26 of an acre and its secluded 110ft x 77ft rear garden, finding a more impressive home in a premium spot like this will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step through the original front door, the amazing



feel of the property and fantastic layout is immediately evident. To say this house is special is an understatement. From a practical sense, there is a large entrance hall with original stained glass windows, two sizable reception rooms that inter-link, a kitchen that opens up to a generous conservatory/dining room, downstairs cloakroom, three well proportioned double bedrooms and a bathroom with separate W.C.

The character of the house, generous gardens and overall plot are seriously impressive with genuine scope to potentially double the size of the existing house if desired (subject to the usual planning consents). There is an attached garage with a driveway and a carport which complete this fine home.

West Hill Avenue is considered by many as one of the most desirable roads on the Chase Estate and Epsom Town Centre with its mainline station that provides regular links into London are just 0.6 of a mile away. The gorgeous Stamford Green conservation area and Court Rec are also both just moments away and for any racket sports enthusiasts, Ebbisham Sports

Club is just a 2 minute walk away with tennis, squash, racquetball and badminton facilities.

This fine home is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge. Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Tenure - Freehold  
Council tax band - G







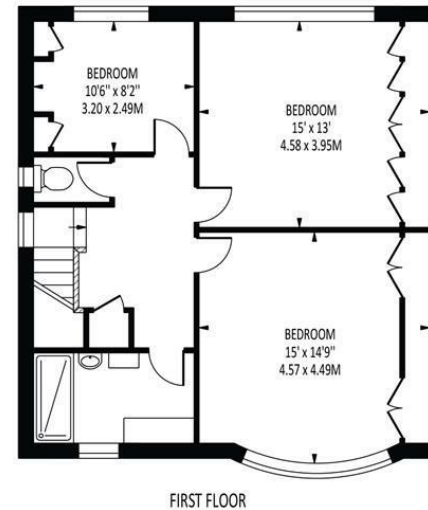
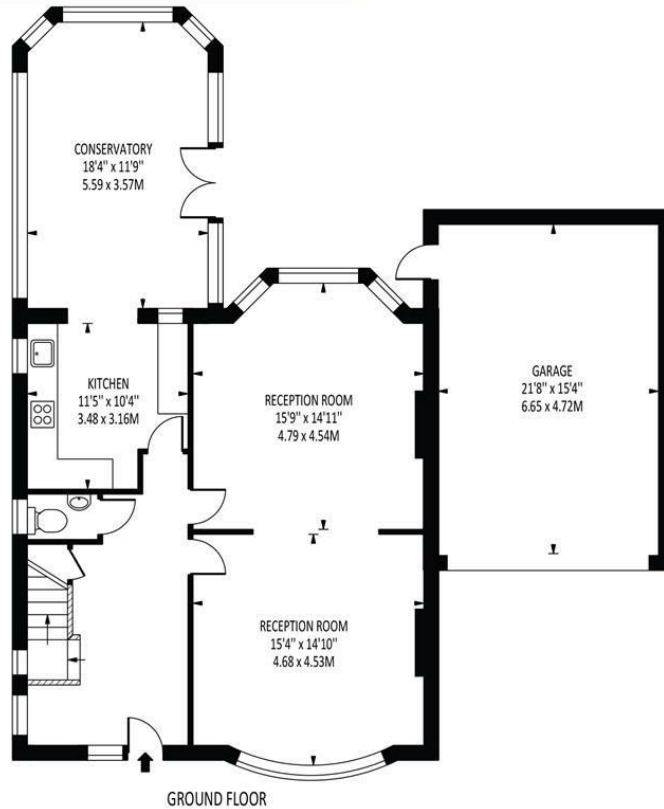




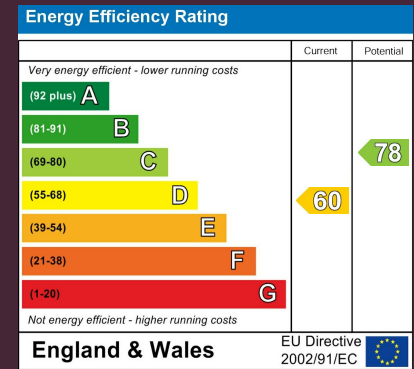
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## West Hill Avenue

Total Area: 2034 SQ FT • 188.96 SQ M  
(Including Garage)  
Garage Area : 335 SQ FT • 31.2 SQ M



Disclaimer: For Illustration Purposes only  
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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.



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