



West Hill, Epsom

The **PERSONAL** Agent



# Guide Price £900,000

## Freehold

- Stunning town centre home
- Grade II listed character home
- Refurbished to a high standard
- Four double bedrooms
- Two reception rooms
- Refitted kitchen/dining room
- En-suite bathroom & main bathroom
- Downstairs WC & useful cellar
- Large driveway & secluded rear garden
- Moments from station, high street & great schools



With origins dating back to the 18th century, this Grade II Listed character home is not only excellently positioned within the catchment areas of outstanding primary and secondary schools, but is also just moments away from Epsom town centre, railway station and the beautiful green open spaces of the Stamford Green conservation area.

With a wealth of character and charm which has been stylishly blended with modern and contemporary touches throughout, this fine property has been lovingly restored by the current owners and is presented in exceptional order throughout with over 1700 Sq. Ft of flexible space.

The position within West Hill is truly enviable and the property itself enjoys a welcoming and homely feel from the moment you step through the front door. Coupled with the generous space it provides, and the numerous stand out features that genuinely deliver that wow factor, finding a more impressive home within this central location will be a very difficult task indeed.

To say that this property offers genuine flexibility of space is an understatement. With two generous reception rooms, an impressive refitted kitchen/dining room with doors to garden, and useful cellar on the lower ground floor, this property really does deserve your immediate attention. In addition to this there is a downstairs WC, four particularly well-proportioned double bedrooms that are laid out across the first and second floors, a stunning ensuite bathroom and a family bathroom too, both of which have been recently refurbished.

Externally, the wonderful rear garden enjoys a good degree of seclusion and is the perfect space for relaxing in or entertaining. There is also a detached store with power which is a brilliant addition providing further flexibility and gated side access. To the front there is a large driveway with parking for up to three cars which is a rarity for town centre homes and a landscaped front garden.

The need to view this property to fully appreciate the space and

character it delivers cannot be overlooked, as at first glance you simply cannot appreciate its offerings. Once inside, the classic layout as well as the vast amount of natural light it enjoys, will certainly make you think more than twice about securing this rarely available and well positioned town centre home.

Whilst the property is close to the open spaces of Epsom Common and the Epsom Downs which is home to the world famous Derby, it is just moments from Epsom town centre and its mainline station (approx. 4 minute walk) where there are regular services to Waterloo, Victoria and London Bridge (approx. 35 minutes) not to forget the excellent school catchment that this homes benefits from too.

Tenure - Freehold  
Council tax band - E









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	48	67
England & Wales	EU Directive 2002/91/EC	

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