Pine Hill, Epsom

The PERSONAL Agent

Guide Price £930,000

Freehold

- Attractive detached family home
- No ongoing chain
- Private Woodcote Estate
- Four generous bedrooms
- Two reception rooms
- Pretty front garden
- Secluded rear garden
- Garage & Driveway
- Plenty of options to extend (STPP)
- Great school catchment & access to station

Located in an enviable position within the private and highly desirable Woodcote Estate, this attractive detached house has a wonderful feel to it and is a true gem waiting to be discovered. The property is offered with no on going chain and enjoys flexible accommodation.

As you step inside, you are greeted by a warm and inviting hallway from which all other rooms lead to, including reception room, dining room and kitchen. The ground floor is completed by a useful downstairs cloakroom.

Upstairs you have four well proportioned bedrooms, a family bathroom and separate W.C. with 1,462 sq ft, this property offers a generous amount of space for you to personalise and make your own and plenty of options to extend (STPP).

Whilst it is undeniable that the property requires some decorative updating, we believe that this home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property should be viewed for what it currently is and what it could potentially be.

Located in a sought-after neighbourhood, this house provides not just a place to live, but a community to belong to. Close to local amenities and green spaces, it offers the perfect blend of convenience and tranquillity.

The property also has a garage to the side that is a great size, a paved driveway with off street parking and a pretty front garden. The rear garden enjoys an excellent degree of privacy and is mostly laid to lawn.

Pine Hill is an incredibly popular road within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, the property is also only one mile from the open spaces of the Epsom Downs and Derby racecourse, which provides the perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Call vendors sole agent for more information.

Tenure - Freehold
Council tax band - G

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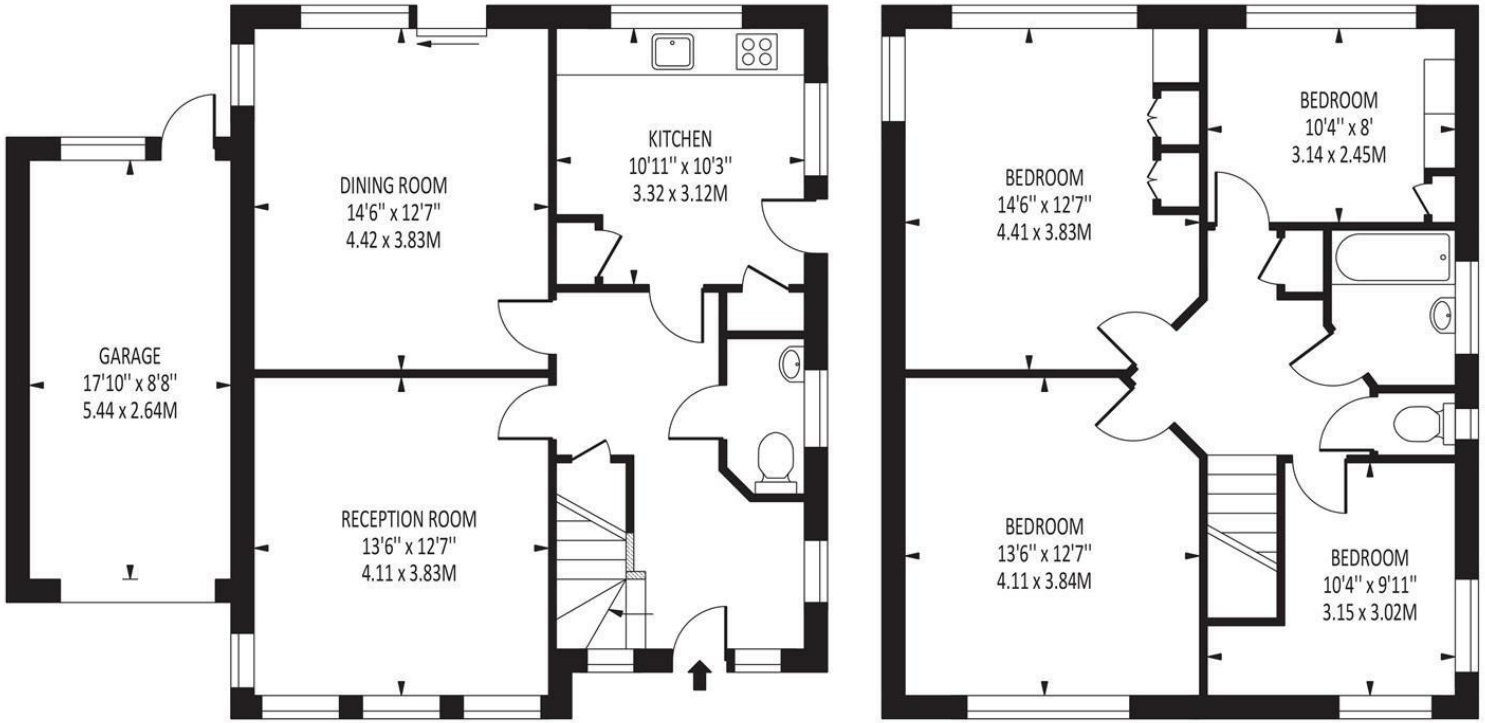
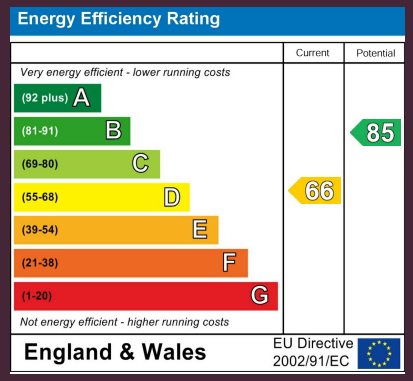
Pine Hill

Total Area: 1462 SQ FT • 135.80 SQ M
(Including Garage)
Garage Area : 155 SQ FT • 14.36 SQ M



GROUND FLOOR

FIRST FLOOR



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