



West Hill Avenue, Epsom

The PERSONAL Agent

Guide Price £1,000,000

Freehold

- Detached family home in prime location
- No onward chain and huge potential
- 138ft south/east facing rear garden
- Four well proportioned bedrooms
- Two bathrooms and downstairs cloakroom
- Kitchen/breakfast room with conservatory
- Two generous reception rooms
- Garden backing directly onto parkland
- 27ft garage with driveway parking
- Walk to schools, town & mainline station



Enjoying a truly wonderful position within this highly desirable and much requested road, this attractive detached family home offers generous accommodation, a superb south/east facing garden and the rare advantage of backing directly onto the park, creating a peaceful and highly sought after setting.

Offered to the market with no onward chain, the property presents an exciting opportunity for buyers looking to create a bespoke home. It offers immense scope to customise, update and upgrade throughout to suit individual tastes and requirements. Although the house now requires full refurbishment, the generous plot and exceptional setting mean the potential is truly outstanding.

There is also the possibility to significantly extend to the rear and into the loft (STPP), mirroring many neighbouring homes that have already been transformed into impressive modern family residences. This makes the property particularly appealing to those seeking to maximise both space and value in a prime residential location.

As soon as you step through the front door, the welcoming feel and excellent proportions of the house are immediately apparent. The ground floor offers a spacious entrance hall, two generous reception rooms ideal for both family living and entertaining, a kitchen/breakfast room which opens through to a bright conservatory overlooking the garden, and a convenient downstairs cloakroom.

Upstairs the property continues to impress with four well proportioned bedrooms and two bathrooms, providing flexible accommodation that could easily adapt to the needs of a growing family or those working from home.

The garden is a particular feature of the home, extending to approximately 138ft and enjoying a sunny south/east facing aspect whilst backing directly onto the park. This wonderful outlook creates a rare sense of privacy, greenery and open space that is seldom found so close to the town centre, making it ideal for families, outdoor entertaining and relaxation. Further benefits include a substantial 27ft garage, excellent storage options and driveway parking, all of which combine to complete this fine home.

West Hill Avenue is considered by many to be one of the most desirable roads on the Chase Estate. Epsom Town Centre, with its mainline station providing regular and convenient links into London, is just 0.6 of a mile away. The charming Stamford Green conservation area and Court Recreation Ground are also just moments away and, for racket sports enthusiasts, Ebbisham Sports Club is only a 2 minute walk away offering tennis, squash, racquetball and badminton facilities.

The property is within the catchment area of many highly regarded local primary and secondary schools and is located within a short walk of Epsom town centre and the railway station, which offers regular services to London Victoria, Waterloo and London Bridge.

Opportunities to acquire homes in such a prime position, with this level of potential and such an exceptional garden setting, are rarely available. Early viewing is therefore strongly recommended to fully appreciate everything this property has to offer.

Tenure: Freehold
Council Tax Band: G

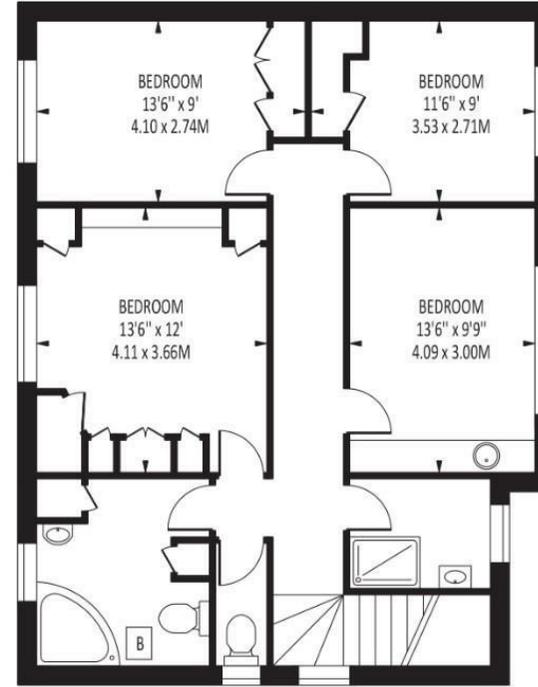
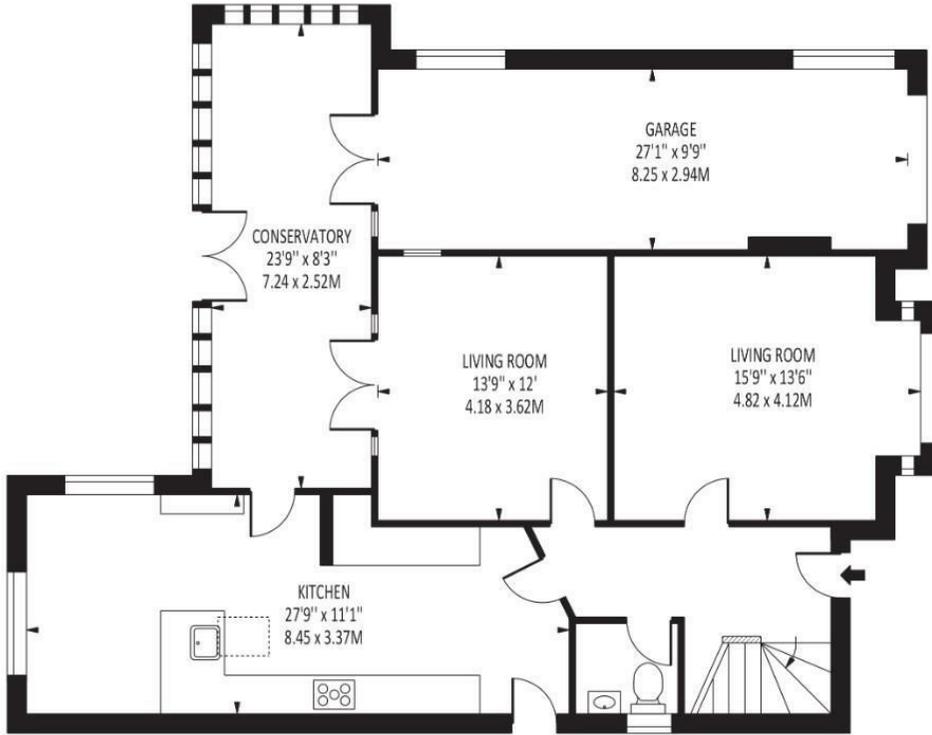




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West Hill Avenue

Total Area: 2070 SQ FT • 192.28 SQ M
(including Garage)
Garage Area : 261 SQ FT • 24.26 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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