



West Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £650,000 Freehold

- Attractive Edwardian semi detached home
- Prime conservation area overlooking green
- Three nicely balanced bedrooms
- Three reception rooms
- Downstairs cloakroom
- Upstairs bathroom & ensuite shower
- Secluded rear garden & side courtyard
- Close to schools and open spaces
- Just 0.4 miles to Epsom station
- Bright, spacious and flexible layout

Enjoying a truly convenient location, this attractive Edwardian semi-detached home occupies a wonderful position within a conservation area, overlooking a charming green.

The property offers generous and flexible accommodation, filled with an abundance of natural light and presented in very good order throughout.

Ideally situated just 0.4 miles from Epsom railway station, the home also provides easy access to the High Street and picturesque Stamford Green. Finding a property that combines such convenience with a setting of this quality would be a challenge.

The house falls within the catchment area for highly regarded local primary and secondary schools, making it an excellent choice for first-time buyers, professional couples seeking an easy commute or downsizers looking to simplify without compromise. Early viewing is highly recommended.

Dating back to the turn of the 20th century, 36 West Hill is a charming Edwardian home that perfectly balances town and country living. Epsom High Street and the mainline station are both within a short walk, while the open spaces of Stamford Green are equally close by.



Well maintained by the current owner, the ground floor offers a bay-fronted living room, separate dining room and spacious kitchen, featuring a split stable door leading to a side courtyard. A bright conservatory/garden room provides an ideal space to relax and enjoy views of the garden, complemented by a convenient downstairs cloakroom.

Upstairs, there are three bedrooms, including a bay-fronted principal bedroom with delightful views over the green, a character fireplace surround and walk-in shower. The first floor is completed by a family bathroom and access to a useful loft space, offering further storage potential.

Externally, the property benefits from residents' on-street parking, a secluded front garden, private rear garden and a useful side courtyard, providing a lovely spot for morning coffee and offering potential for a kitchen extension, subject to the necessary planning permissions.

Properties on West Hill, particularly those set back from the road and overlooking the green, are highly sought-after and rarely available. The home is conveniently positioned close to Epsom town centre, with its comprehensive range of shops, cafés, restaurants and everyday amenities, while the open spaces of Epsom and Ashted Commons are also within easy reach. This provides an enviable balance between town and country living.

Transport links are excellent, with regular train services from Epsom to London Waterloo, Victoria and London Bridge. For those travelling by road, the M25 at Junction 9 is just a short drive away, providing convenient access to both Heathrow and Gatwick airports.

Combining a desirable setting, characterful accommodation and excellent connectivity, this is a rare opportunity to secure a home in one of Epsom's most sought-after locations.

Sole Agent

Tenure: Freehold
Council Tax Band : E

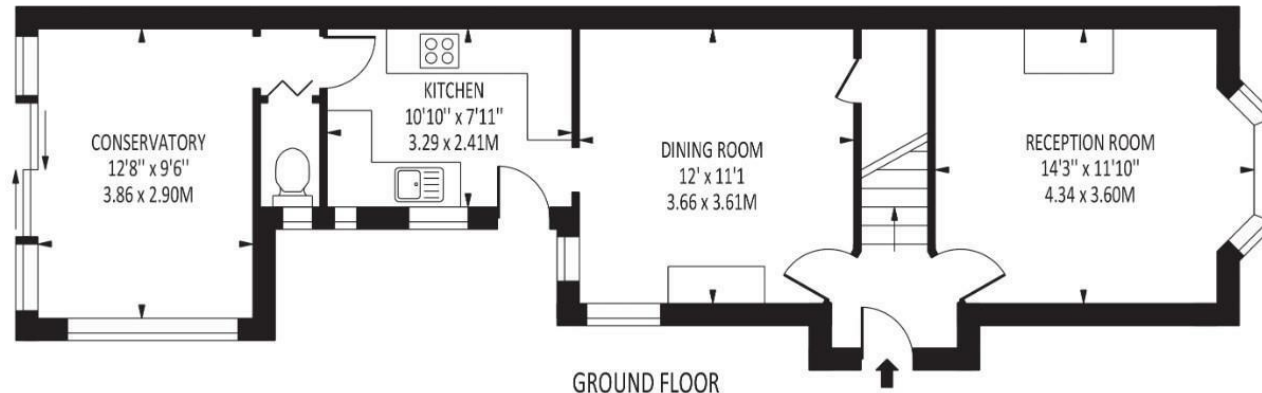
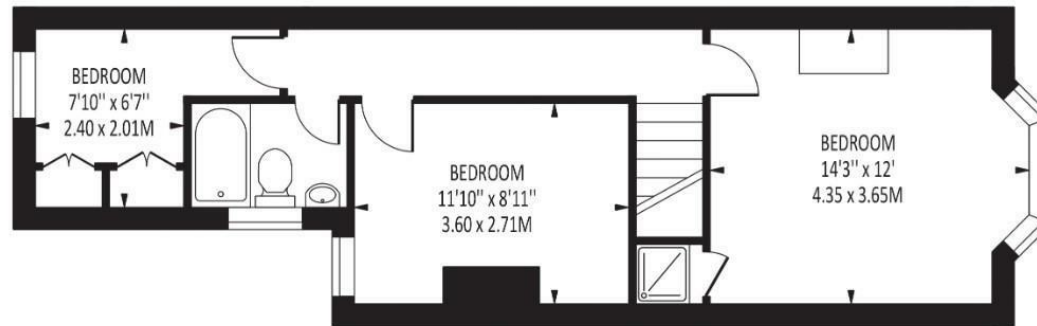




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Total Area: 1061 SQ FT • 98.55 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
England & Wales		
EU Directive 2002/91/EC		

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WEST HILL
PRIVATE ROAD
NO 20, 60