



West Hill, Epsom

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- 1701 sq ft semi detached home
- Four well proportioned bedrooms
- Close to Town, Station & Stamford Green
- Scope for improvement
- Two reception rooms
- Kitchen with utility room
- Downstairs cloakroom
- 90ft south facing garden
- Driveway & garage
- Excellent school catchment

Enjoying a truly convenient location, this attractive and deceptively spacious semi detached family home benefits from a wonderful 90ft South facing garden, a secluded frontage, driveway for two or more cars and a generous garage.

The property has generous and flexible accommodation with an abundance of natural light and whilst it 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.

Not only is this family home just 0.5 miles from Epsom railway station but it is also within the Stamford Green conservation area with its picturesque green, duckpond and woodland just a few hundred metres away. In our opinion, finding a better positioned and more balanced family home within this price range would be a difficult task indeed.



The property is within the catchment of many fantastic local primary and secondary schools and 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.

The property benefits from 1700 sq ft of generous accommodation throughout with two well balanced reception rooms, comprising a dining room with bay window and a reception room with French doors opening directly to the garden. The kitchen benefits from space for a small dining table and utility area with the ground floor completed by a downstairs cloakroom.

The master bedroom enjoys a fantastic elevated outlook over gardens to the rear along with ample built in storage, there are three further exceptionally well proportioned bedrooms, and a generous family bathroom with separate shower, making this fine family home feel complete.

Externally the south facing garden is a true delight and larger than average for a property so centrally located. To the front is ample off street parking and an integral garage. If you are a growing family who require future longevity from your home, this property can be extended when you need more space (STPP).

West Hill is a highly sought-after and rarely available road located on the West side of Epsom. It is situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities but also only a short walk from the open spaces of Epsom and Ashted Commons, providing a perfect balance between town and country living.

The area is very well served by a comprehensive train service from Epsom to London Waterloo, Victoria and London Bridge and with the M25 (Junction 9 just a short drive away providing access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council tax band - F



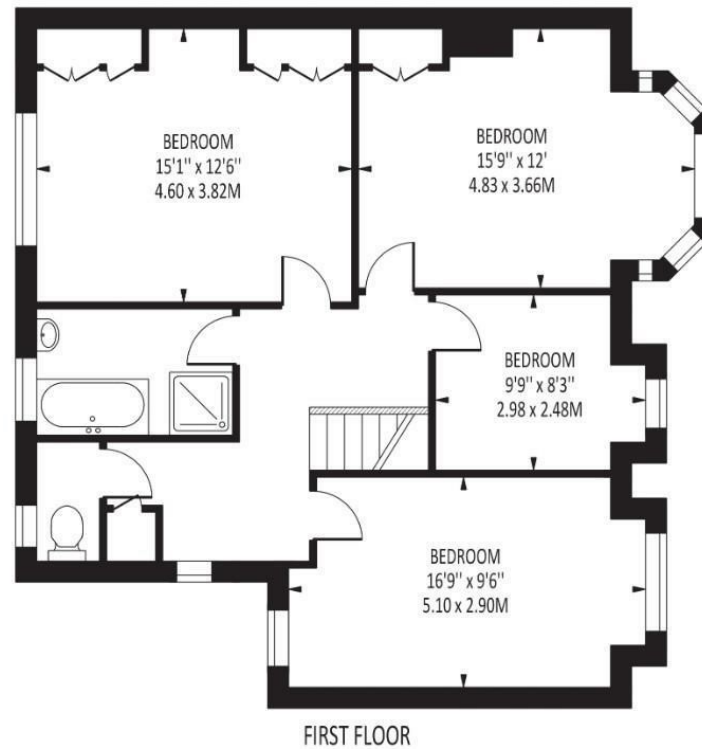
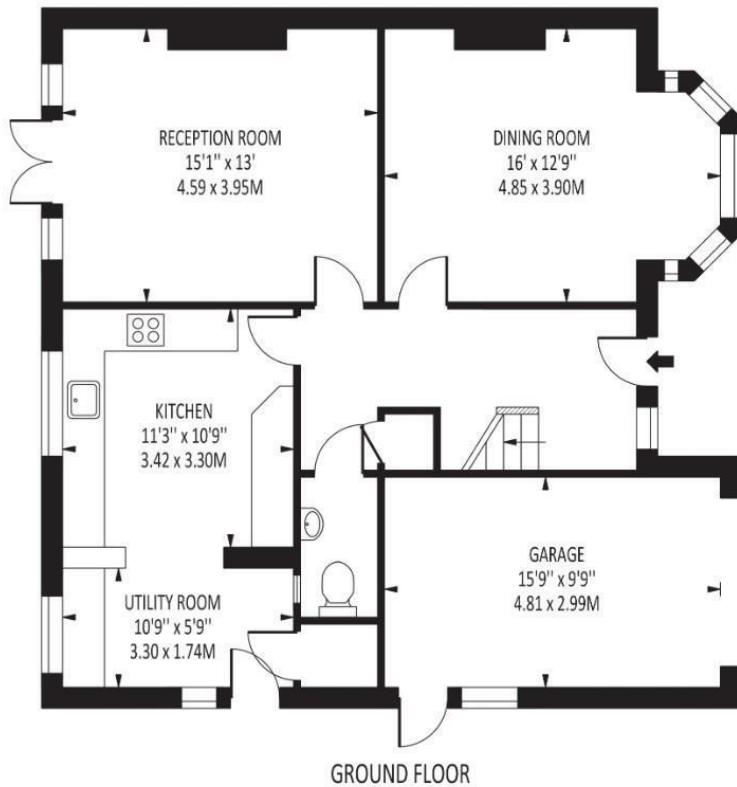


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Total Area: 1701 SQ FT • 157.99 SQ M
(Including Garage)
Garage Area: 155 SQ FT • 14.38 SQ M



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		
	69	83
England & Wales		
EU Directive 2002/91/EC		

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