



West Hill, Epsom

The **PERSONAL** Agent

Guide Price £700,000

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 in the heart of a conservation area, overlooking a charming green.

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

Ideally situated just 0.4 miles from Epsom railway station, the home also provides easy access to the High Street and the 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. Both Epsom High Street and the mainline station are within a short walk, while the open spaces of Stamford Green are equally close by.

The property has been well maintained by the current owner. The ground floor comprises a bay-fronted living room, a separate dining room, and a spacious kitchen featuring a split stable door leading to a side courtyard. A 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 a walk in shower. The first floor is completed by a family bathroom and access to a useful loft space.

Externally, the property benefits from residents' on street parking, a secluded front garden, a private rear garden, and a side courtyard, perfect for enjoying a morning coffee and

offering potential for a kitchen extension (subject to the necessary planning permissions).

Properties on West Hill, particularly those set back and overlooking the green, are highly sought-after and rarely available. The home is conveniently located close to Epsom town centre, with its comprehensive range of shopping facilities, while also being within easy reach of the open spaces of Epsom and Ashted Commons, providing an ideal balance between town and country living.

The area is well served by regular train services from Epsom to London Waterloo, Victoria, and London Bridge. The M25 (Junction 9) is also just a short drive away, offering convenient access to both Heathrow and Gatwick airports.

Sole Agent

Tenure: Freehold
Council Tax Band : E

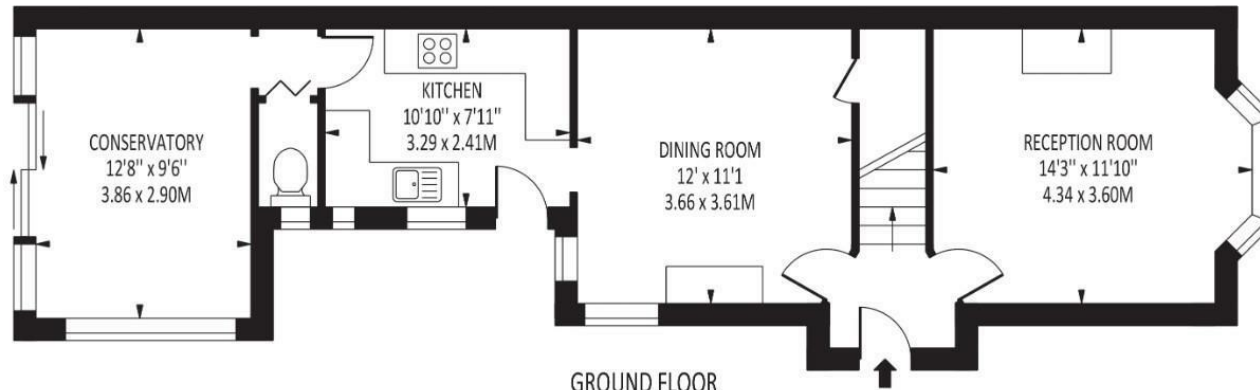
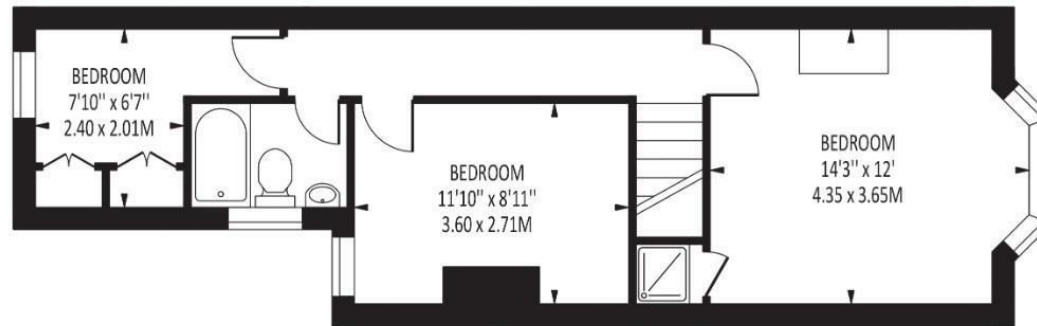




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Total Area: 1061 SQ FT • 98.55 SQ M



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
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