



West Hill Avenue, Epsom

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Providing 1921 Sq. ft of space
- Attractive detached family home
- Heart of the desirable Chase Estate
- Modern kitchen/dining room & utility room
- Two reception rooms
- Four double bedrooms
- Secluded Westerly 115ft garden
- Garage and driveway
- Opportunities to extend (STPP)
- Moments from outstanding school

Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this attractive and reconfigured family home benefits from flexible and spacious accommodation totalling 1921 Sq. ft and sits on a bold Westerly facing plot approaching almost 0.20 of an acre.

The property is within the catchment of many fantastic local primary and secondary schools and is located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge meaning practicality is never far away.

As soon as you step into the welcoming entrance hall, the wonderful feel of this house is immediately evident, with accommodation that flows perfectly and makes the most of the natural light. At the heart of the property is the open kitchen/dining room that is perfect for entertaining and day to day family life with its double doors linking to the garden, impressive wood herringbone flooring and smart peninsula which are all nice touches.



The bay fronted living room is the perfect space to retire to of an evening and enjoys the same wooden flooring that the kitchen has, ensuring the ground floor flows brilliantly. The play room is a great size within its own right and could also be an office space which makes it an incredibly versatile room. The ground floor is completed by a generous utility room, downstairs W.C and understairs storage.

The principal bedroom enjoys a bay window and exposed wood flooring. Additionally the three further true double bedrooms are all served by the refitted four piece family bathroom and there is also access to a large loft space which provides scope to convert into further accommodation. There is further potential to extend to the side and rear of this home too, in-line with many neighbouring properties, subject to the usual consents.

The outside of this property is also a key noteworthy feature with a stunning Westerly facing rear garden that measures 115ft x 42ft and enjoys wonderful seclusion. To the front is a garage and driveway which provides parking for several cars.

West Hill Avenue is considered by many as one of the most desirable roads on the Chase Estate and Epsom Town Centre with its mainline station that provides regular links into London are just 0.6 of a mile away. The gorgeous Stamford Green conservation area and Court Rec are also both just moments away and for any racket sports enthusiasts, Ebbisham Sports Club is just a 2 minute walk away with tennis, squash, racquetball and badminton facilities.

This fine home is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge. 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.

Tenure - Freehold
Council tax band - G





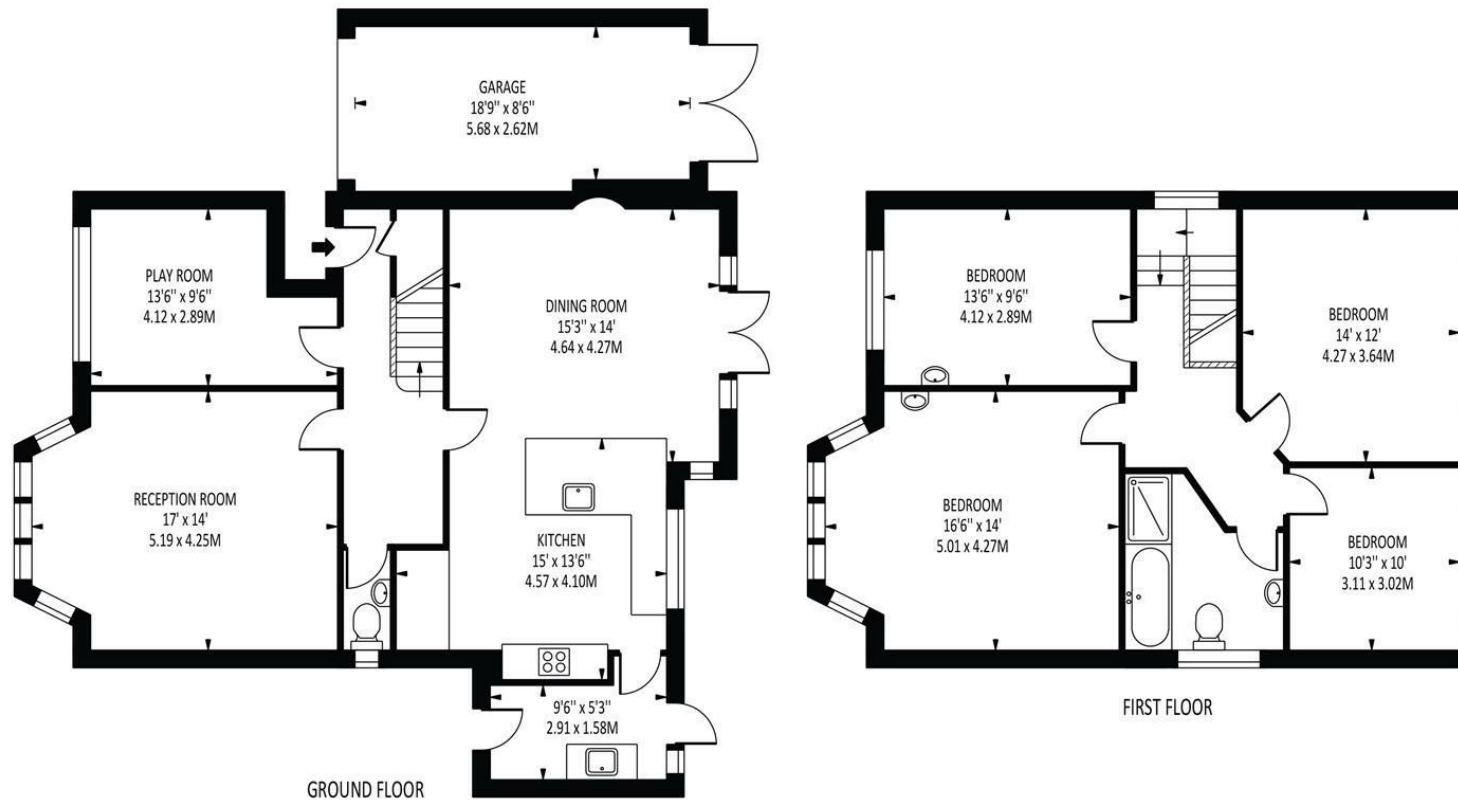
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Total Area: 1921 SQ FT • 178.47 SQ M

(Including Garage)

Garage Area : 167 SQ FT • 15.56 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		82
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

