



West Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Close to Town, Station & conservation area
- Spacious detached family home
- Outstanding catchment for local schools
- 681sq ft of garage/workshop space
- Huge scope to extend & customise STPP
- Four well proportioned bedrooms
- Two great reception rooms & conservatory
- Spacious kitchen with pantry/utility space
- Welcoming entrance hall with high ceilings
- Large rear garden measuring 119ft x 35ft



Enjoying a truly convenient location, this deceptively spacious detached family home benefits from a generous 119ft rear garden, detached outbuilding and a huge amount of scope and opportunity for the new owners to come in and place their own stamp on this home.

The property is really nicely presented having been recently re-decorated and fitted with new carpets. Benefitting from generous and flexible accommodation with an abundance of natural light throughout as well as wonderfully proportioned rooms with higher than usual ceilings, all of which helps to provide that genuine feeling of space throughout this home.

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 located 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 extremely generous accommodation throughout with a great entrance hall that is not only welcoming, but also provides a great first impression. There are three well balanced reception rooms, comprising a dining room with bay window, living room with French doors linking to a bright garden room. The spacious kitchen benefits from a pantry/utility space and the ground floor is complimented further by a gardeners W.C.

The master bedroom enjoys a fantastic elevated outlook over gardens and the playing fields to the rear, there are three further well balanced bedrooms, and a generous family bathroom, making this fine family home feel complete.

As well as the large loft space, the property provides a huge amount of potential with attached outbuildings that can easily be converted into a home office, gym, or even further reception or bedroom annexe space, subject to obtaining the necessary planning permissions.

The rear garden of this home measures 119ft x 34ft and is currently landscaped with a large vegetable and fruit garden to the rear, but essentially its a great blank canvas and a really brilliant size for a home this

close to the town centre.

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

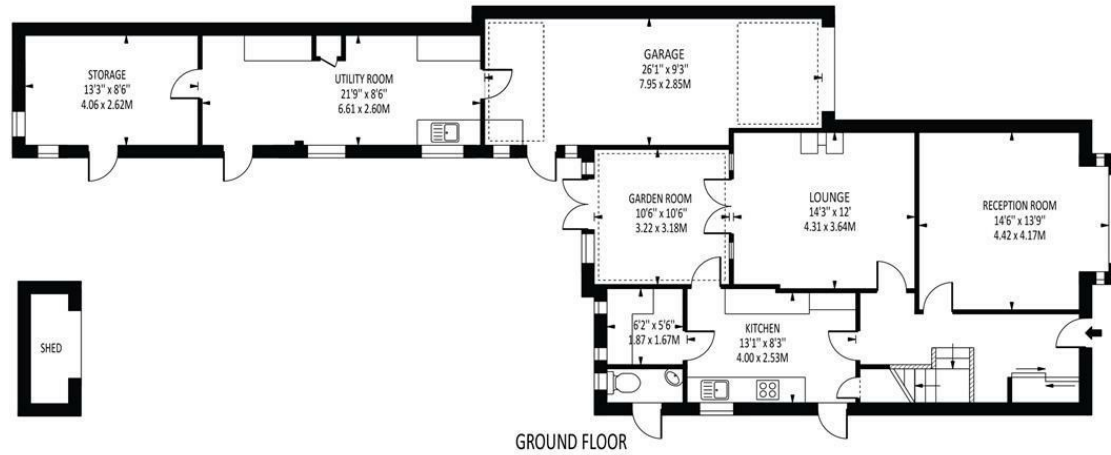
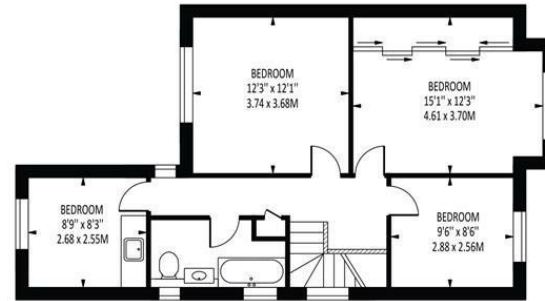






West Hill Epsom

Total Area: 2055 SQ FT • 190.89 SQ M
 (Including: Garage, Utility Room, Storage & Shed)
 Utility Room Area: 185 SQ FT • 17.19 SQ M
 Storage Area: 115 SQ FT • 10.64 SQ M
 Shed Area: 25 SQ FT • 2.34 SQ M
 Garage Area: 291 SQ FT • 27.0 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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