



Pine Hill, Epsom

The **PERSONAL** Agent

Offers In Excess Of £1,000,000 Freehold

- Sought after private Woodcote Estate
- Stunning kitchen/dining/family room
- Separate living room
- Large utility room & d/s cloakroom
- Four nicely proportioned bedrooms
- Modern bathroom & separate W.C
- Stunning Westerly facing rear garden
- Large driveway & attached garage
- Well presented & modernised throughout
- Great school catchment & access to station



The Personal Agent are proud to present this attractive four bedroom detached family home, that has been the subject of many upgrades by the current owner with such thought and attention to detail that the end result is simply stunning.

Enjoying an excellent position within the private Woodcote Estate, the well designed and balanced accommodation provides the perfect layout for family living, with defined reception areas that seamlessly flow into each other in a modern open plan layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property provides flexible accommodation and from a practical sense it sits on the lower slopes of Pine Hill which ensures it is within close proximity of Epsom town centre, station and benefits from great school catchment too. The Royal Automobile Club with its two 18 hole golf courses and of course hundreds of acres of open woodland is also just a 2 minute drive away.

The first impressions hit the mark with a large, recently updated driveway and generous frontage. From here the front door leads into the light and welcoming entrance hall with its original parquet flooring which flows throughout the majority of the ground floor, and the wonderful, homely feel of this property instantly sets the tone of things to come.

The impressive kitchen/dining/family area is the first room you come to and it's an absolutely stunning space which caters for day-to-day family life in every way you could wish for.

There is a truly beautiful, fitted kitchen with noteworthy points including high quality appliances. The kitchen seamlessly links to defined dining and sitting areas, alongside the bi-fold doors that open directly to the terrace. There is also a separate, spacious living room that enjoys a cosy and relaxing feel to it.

From a practical sense, our clients cleverly re-allocated a portion of the ground floor space to provide access to a large utility room and a downstairs cloakroom which completes the ground floor.

On the first floor are four exceptionally well-proportioned bedrooms and a tasteful modern family bathroom with separate W.C too.

Pine Hill is an incredibly popular road within this private and desirable estate. Being situated within close proximity of Epsom town centre with its comprehensive range of shopping facilities, the property is also only one mile from the open spaces of the Epsom Downs and Derby racecourse, which provides the perfect balance between town and country living.

The area is very well served by trains from Epsom to London Waterloo and London Victoria, and there is an excellent selection of local schools and colleges in the immediate area that cater for all ages.

Call vendors sole agent for more information.

Tenure - Freehold
Council tax band - G

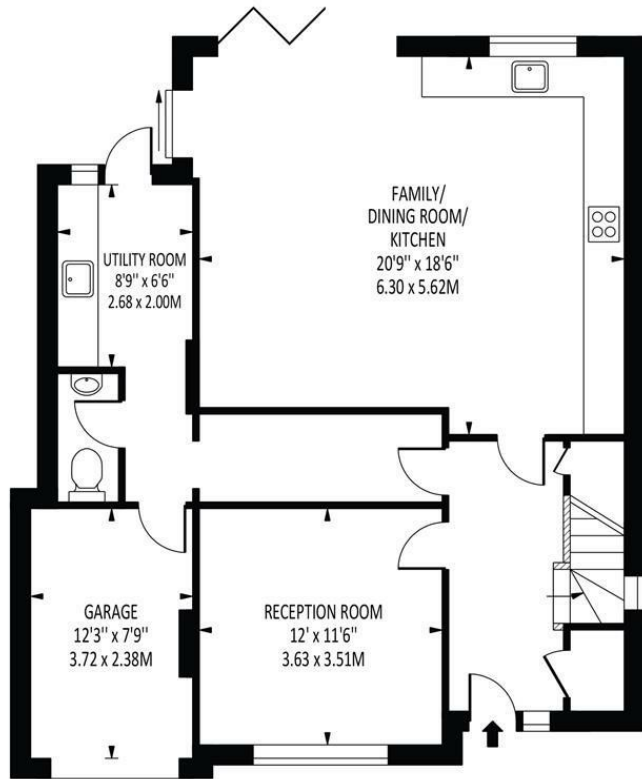




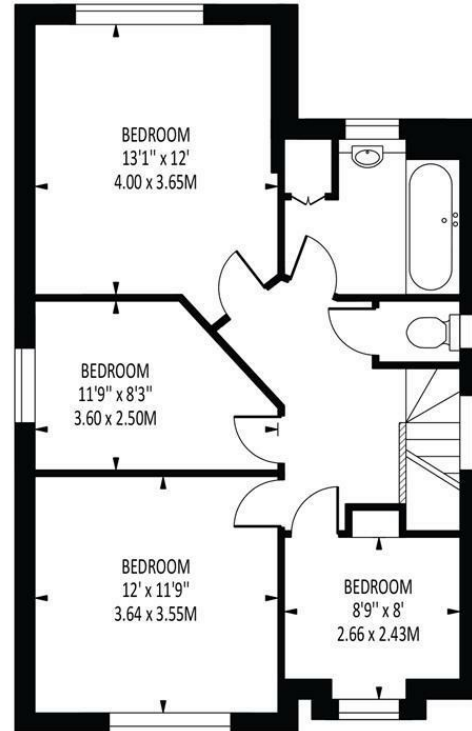
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Pine Hill

Total Area: 1514 SQ FT • 140.65 SQ M
(Including Garage)
Garage Area : 95 SQ FT • 8.85 SQ M



GROUND FLOOR



FIRST FLOOR

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		
England & Wales		EU Directive 2002/91/EC
	65	80

Disclaimer: For Illustration Purposes only
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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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