



**patrick
gardner**
RESIDENTIAL

49 Pine Hill, Epsom, Surrey, KT18 7BH

Price Guide £875,000



- DETACHED FAMILY HOME
- DOUBLE RECEPTION ROOM
- FAMILY BATHROOM
- FAMILY SIZED GARDEN
- WALKING DISTANCE OF AMENITIES
- IN NEED OF MODERNISATION
- KITCHEN & CONSERVATORY
- FOUR BEDROOMS
- WITHIN PRIZED ESTATE
- NO ONGOING CHAIN

Description

This much loved, chain free home, enjoys a spacious driveway which leads to both a single garage and the front door, which is covered by a storm porch.

Off the bright hallway is a triple aspect, double reception room, ideal for entertaining, leading to an older style conservatory with direct garden access. The kitchen, with a door to the garden and large walk in store, has a range of wall and base units with coordinated worktop and breakfast bar over, and provides space for a cooker, hob, fridge freezer and other white goods. A toilet with hand basin completes the ground floor accommodation.

Off the first floor landing is a small storage cupboard, as well as two single and two double bedrooms boasting built in storage in three of them. These rooms are all served by a family bathroom.

The rear garden has over the years been the subject of much love and attention but not for some years. It has a range of mature shrubs, plants and trees and is mainly laid to lawn, with rear and side access. There is also handy rear garage access.



Situation

Pine Hill is a prized Private road within the highly desirable Woodcote Park Estate just 0.5 miles from the RAC Golf & Country Club. The area generally abounds in a wealth of open unspoilt countryside much of which is National Trust and Green Belt. There is a wide choice of recreational pursuits within easy access including bowls, tennis and squash clubs, gyms and many golf courses. Both road and off-road cycling are popular in the area together with extensive walking and riding pursuits.

Both Ashted village and Epsom town centre with their excellent local shopping facilities are close by as are their main line stations, providing services to London Waterloo and Victoria. Junction 9 of the M25 is within 3 miles (4.8km) which provides easy access to both Gatwick and Heathrow airports and the national motorway network.

There are many well considered schools to hand in both the private and state sectors, including City of London Freeman's School in nearby Ashted Park which is within walking distance of the property, St. Giles Infant School, Rosebery and Stamford Green.

Tenure

Freehold

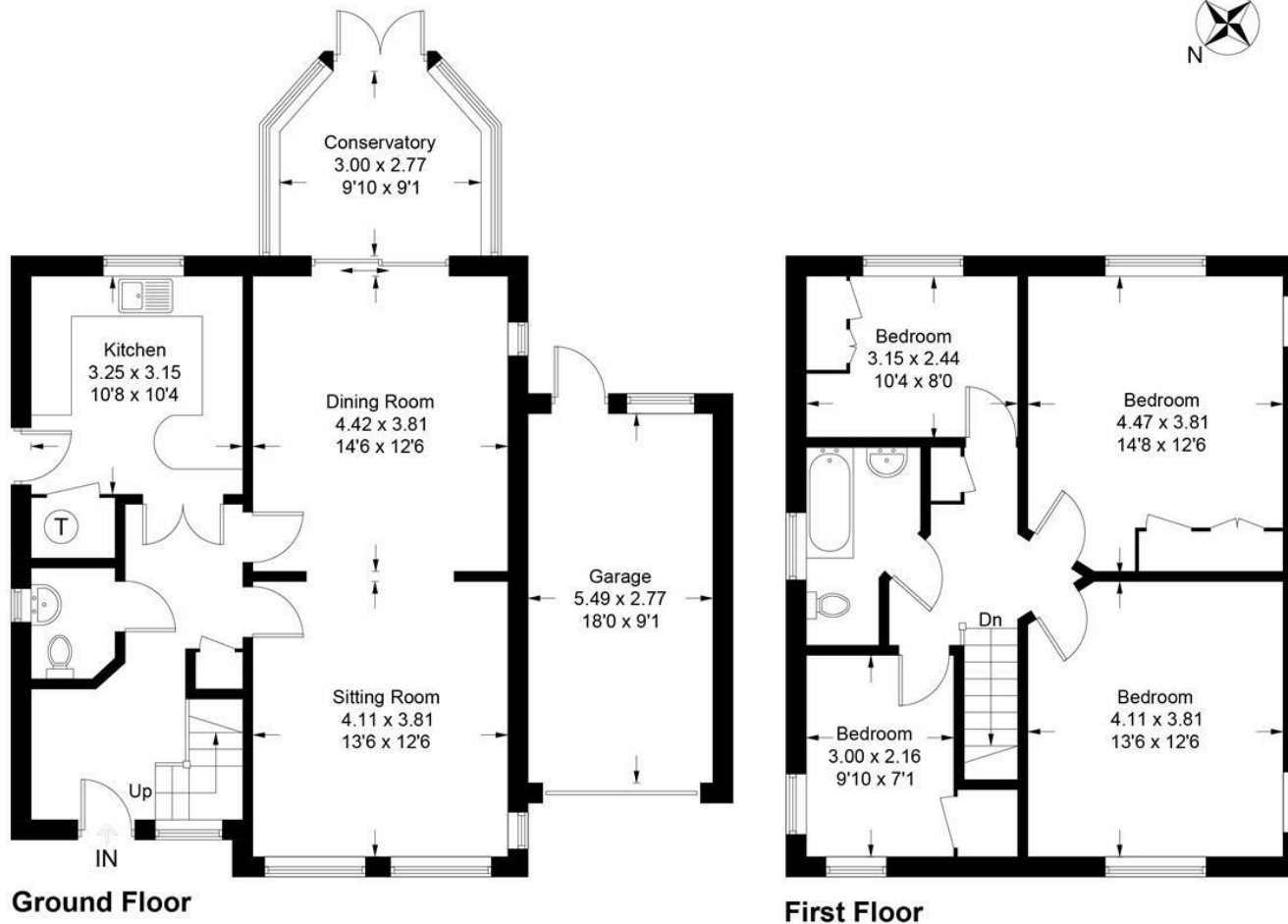
EPC

D

Council Tax Band

G

Approximate Gross Internal Area = 129.9 sq m / 1398 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 145.1 sq m / 1562 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1069657)
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