



28 WOODCOTE PARK ROAD, EPSOM KT18 7EX

MICHAEL EVERETT & Co

... A Moving Experience

28 Woodcote Park Road, Epsom KT18 7EX

£975,000 Freehold

A substantial six bedroom detached family home in one of Epsom's premier roads

Accommodation and amenities

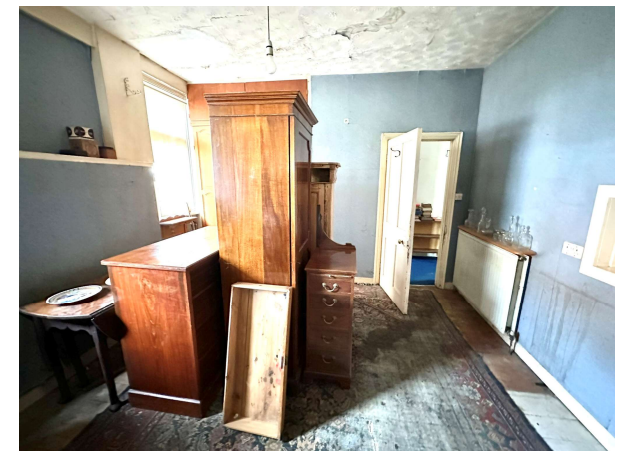
6 Bedrooms • 3 Reception Rooms • West Facing Rear Garden • Sought After Area of Epsom • Double Length Garage • In Need Of Modernisation • No onward chain •

28 Woodcote Park Road

A spacious six bedroomed detached property, offering approx 2500 sq ft. The property is situated in one of Epsom's highly sought after locations and is conveniently situated close to excellent commuter facilities with the M25 being only a short drive providing access to central London and

both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 40 minutes.

The area boasts an excellent range of both state and private schools, including City of London Freeman's School, Rosebery Girls School, Glyn School, Epsom College, and St. Martins School. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, including nearby the famous Epsom Downs Racecourse, home of the 'Derby'.





A spacious six-bedroom character detached property, approaching 2,500 sq. ft, in this highly sought after location within a walk of Epsom town centre and station, and within the catchment area of Rosebery School. The property needs total modernisation and has the benefit of no onward chain.

Built over 3 floors and providing versatile accommodation, enjoying a sunny westerly aspect ideal for outdoor entertaining in the summer months.

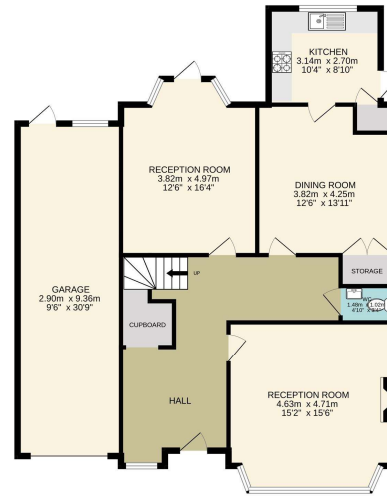
On the ground floor, leading from the reception hall are the principal reception rooms including the sitting room with fireplace, dining room, family room and kitchen.

On the first floor are four double bedrooms and one bathroom. Staircase leads to second floor comprising 2 further bedrooms and vast Eaves Storage.

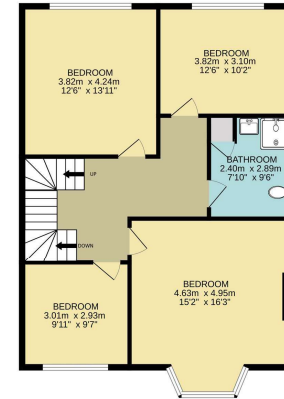
Outside: The garden is well established, affording privacy to all sides. Immediately to the rear of the property is a sun terrace with the garden laid to lawn with evergreens, herbaceous trees and shrubs. The garden enjoys a sunny westerly aspect. To the side double length Garage: up and over door. To the front the garden is laid to lawn with off street parking for two to three vehicles.

Local amenities include the RAC at Woodcote Park, set in 350 acres of beautiful Downs countryside. It features two 18-hole golf courses, squash courts, six floodlit tennis courts, a modern gym, restaurants, bars, and accommodation. The Walled Garden at the RAC provides facilities purpose-designed for children and families, including an indoor children's pool,

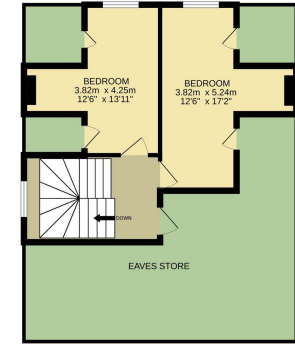
Local family activities include Epsom Downs Racecourse, Chessington World of Adventures (approximately 10-15 minutes' drive away), Polesden Lacey (National Trust), and Bocketts Farm.



Ground floor
116.0 sq.m. (1249 sq.ft.) approx.



1st floor
78.7 sq.m. (848 sq.ft.) approx.



2nd floor
33.7 sq.m. (363 sq.ft.) approx.

TOTAL FLOOR AREA: 228.5 sq.m. (2459 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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EPC – E
Council Tax Band - G

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

