



Hambleton Hill, Woodcote Estate,
Epsom

16 Hambledon Hill

Epsom, Epsom

WOODCOTE ESTATE – NO ONWARD CHAIN – A handsome 1930's built, arts & craft style, 3 bed detached home, situated on Hambledon Hill, within the highly prized & sought after private Woodcote Estate, offering lovely front & rear gardens, garage & driveway parking and the opportunity to further improve and extend (STPP) – must be seen to be fully appreciated!

Council Tax band: F

Tenure: Freehold

- Sought after Woodcote Estate
- 3 Bed Detached
- No onward chain
- Garage & driveway
- Front & rear gardens
- Must be seen !
- Scope to extend – STPP







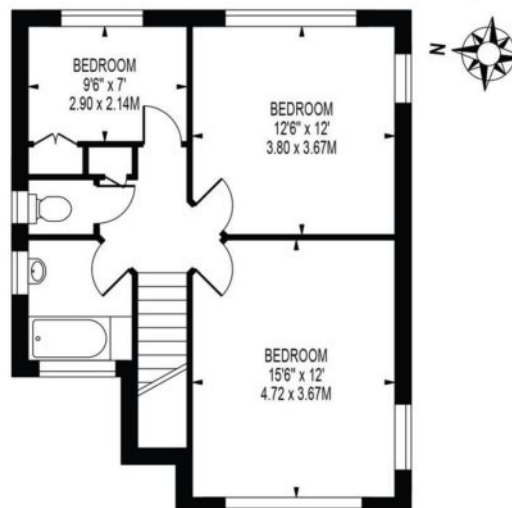
HAMBLEDON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1236 SQ FT - 114.82 SQ M

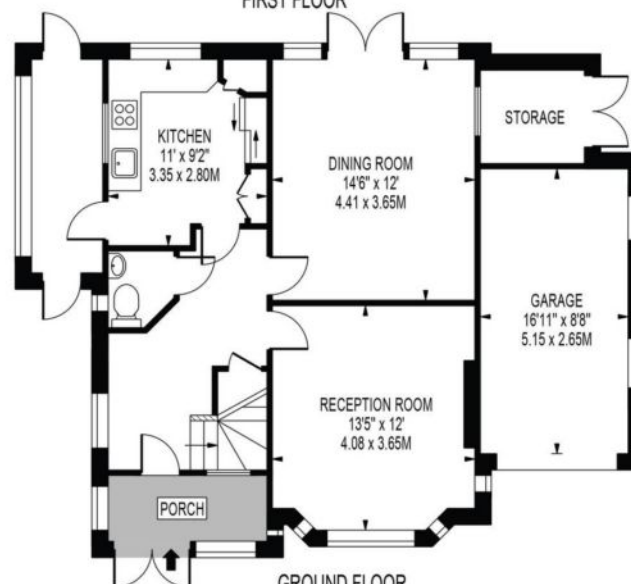
(EXCLUDING GARAGE & STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.65 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORAGE: 35 SQ FT - 3.23 SQ M



FIRST FLOOR



GROUND FLOOR
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 OR 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.



Greenfield Estate Agents – Ewell Village

Greenfield Estate Agents 55 High Street, Epsom – KT17 1RX

02083930077 • property@greenfieldewell.co.uk • www.greenfieldewell.co.uk/

