



**63 West Hill Avenue, Epsom**  
Epsom

Guide Price **£1,350,000**



## 63 West Hill Avenue

Epsom, Epsom

Rarely available 4-bed detached house on sought-after West Hill Avenue. Boasting spacious living areas, high spec kitchen & bathrooms, landscaped 110ft garden with terrace, integral garage, and off-street parking. Contemporary design and meticulous attention to detail.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Exclusive, Rarely Available
- Detached Home
- Four Double Bedrooms
- Two Receptions
- High Spec Kitchen & Bathrooms
- Terrace & Sun Patio
- 110Ft(approx) Rear Garden
- Garage & Off Street Parking
- In Superb Order & Decoration
- Walk to Town and Station



# West Hill Avenue, Epsom, KT19

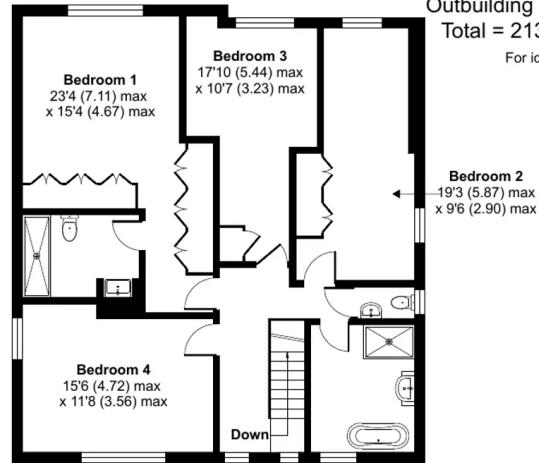
Approximate Area = 1964 sq ft / 182.4 sq m

Garage = 123 sq ft / 11.4 sq m

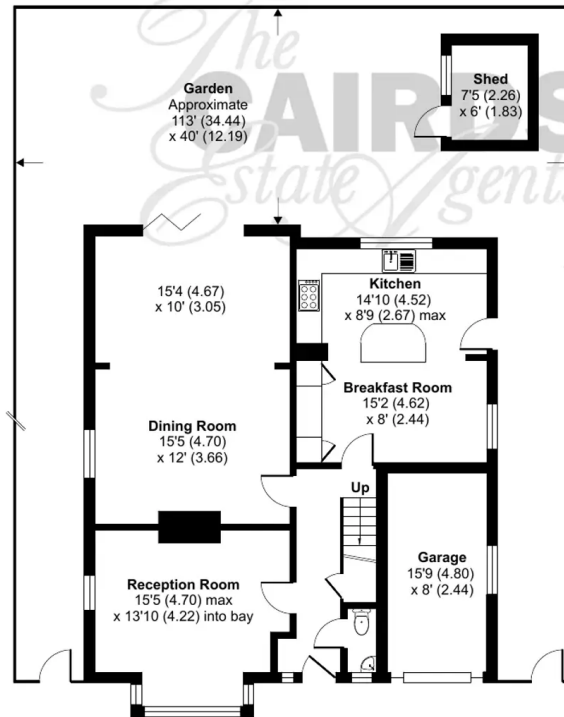
Outbuilding = 45 sq ft / 4.1 sq m

Total = 2132 sq ft / 197.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Cairns. REF: 1146920





## Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk