



Sunnybank, Epsom

Guide Price £1,050,000





# Sunnybank

Epsom

Prime 4-bed detached house in Private Woodcote Estate. Convenient location near town centre and station. Spacious living, 2 Recepts, Conservatory, 2 baths, garage, large garden, must-see!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Sought After Private Woodcote Estate
- Potential For Further Extension (STPP)
- Requiring Some Updating
- Four Generous Bedrooms
- Two Receptions
- Ground Floor Shower Room
- Conservatory
- Garage & Driveway
- Driveway Parking For Several Vehicles
- Easy Reach of Town Centre & Station



Nestled within the sought-after Private Woodcote Estate, this expansive 4-bedroom detached house presents an exceptional opportunity for those seeking a spacious family home.

Boasting a prime location within easy reach of the town centre and station, this property offers convenient living combined with the tranquillity of a private estate. The accommodation offers ample living space for the whole family and comprises of two reception rooms, a good size kitchen and a conservatory, together with a ground floor bedroom and a convenient ground floor shower room. On the first floor are three generous bedrooms and the family bathroom. A garage and driveway parking for several vehicles further enhance the practicality of this residence, ensuring both security and convenience are taken care of.

Outside, the property features a large secluded and well-maintained rear garden, providing a peaceful retreat for outdoor relaxation and entertaining.

Do not miss the opportunity to purchase this well-rounded family home within this prestigious private estate – call us today to book your viewing appointment!

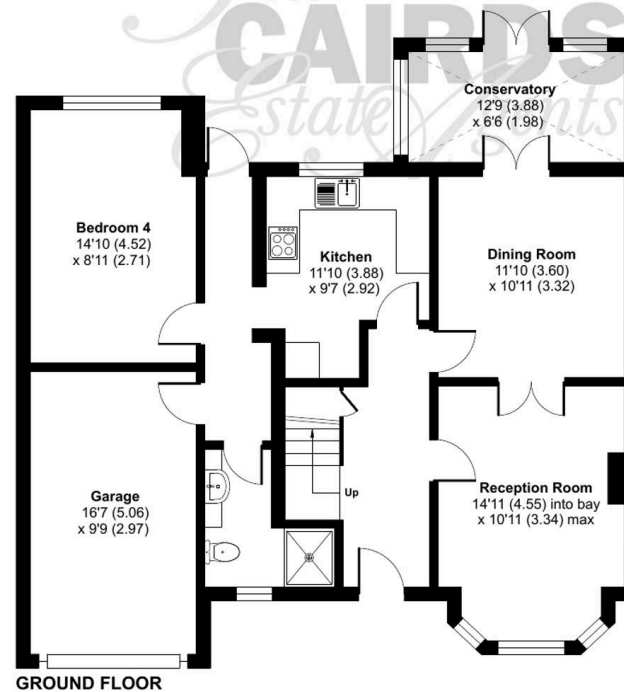
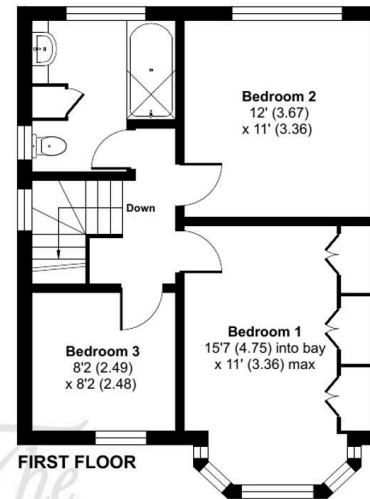
# Sunnybank, Epsom, KT18

Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 162 sq ft / 15 sq m

Total = 1524 sq ft / 141.5 sq m

For identification only - Not to scale











## Cairds The Estate Agents

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

01372 743033 • [homes@cairds.co.uk](mailto:homes@cairds.co.uk) • [www.cairds.co.uk](http://www.cairds.co.uk)