



Park Hill Road, Epsom

Guide Price £899,999



Park Hill Road

Epsom

Desirable 1930's detached house with traditional charm and original features. Spacious 3 bedrooms, Oak kitchen & through reception. Mature garden with fruit trees. Located near schools and town centre. Garage, workshop, and garden bar for entertaining. Viewing recommended!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Character 1930's Detached
- Original Features
- Bespoke Carpentry Throughout
- Through Sitting/Dining Room
- Feature Fireplaces
- Three Generous Bedrooms
- Handmade Oak Kitchen With Rangemaster Oven
- Spacious Bathroom & Separate W.C.
- Well Stocked Mature Garden
- Catchment Area For Excellent Schools



Set within a desirable location, this exquisite 1930's detached house offers a perfect blend of traditional charm and character.

Stepping through the front door, you are greeted by an inviting ambience created by the original features and bespoke carpentry throughout. The through sitting/dining room boasts elegance with its feature fireplace and full width European oak bi-fold doors leading to the garden, providing ample space for entertaining. The property comprises three generous bedrooms perfect for a growing family, with the master bedroom benefitting from handmade pine wardrobes, a vanity unit and oak bi-fold doors with stunning views over the mature rear garden. The handmade Oak kitchen, complete with a Rangemaster oven, butler sink, large larder and original terracotta tiled flooring, is a chef's delight. Completing the accommodation is a spacious family bathroom with large double bath, harlequin floor tiles and Victorian style wall tiles, together with a convenient separate W.C.

Externally the property benefits from a generously sized well-stocked garden offering two ponds, raised planted borders and vegetables beds, together with an array of mature fruit trees, to include plum, a variety of hazelnut and a large walnut. In addition a bespoke raised patio area runs along the rear of the property, providing the perfect space to relax and unwind. Whilst a Greek style barbeque area and garden bar offer additional entertaining areas. Completing the exterior are the large workshop and shed at the rear of the garden, perfect for the hobby enthusiast, together with a garage and off street parking for several vehicles to the front.

Situated in a sought-after location within the catchment area for excellent schools and in close proximity to the bustling Epsom Town Centre and charming Ewell Village this charming property offers the best of both worlds for a discerning buyer.

This property is a true gem - call us today to schedule your viewing!

Park Hill Road, Epsom, KT17

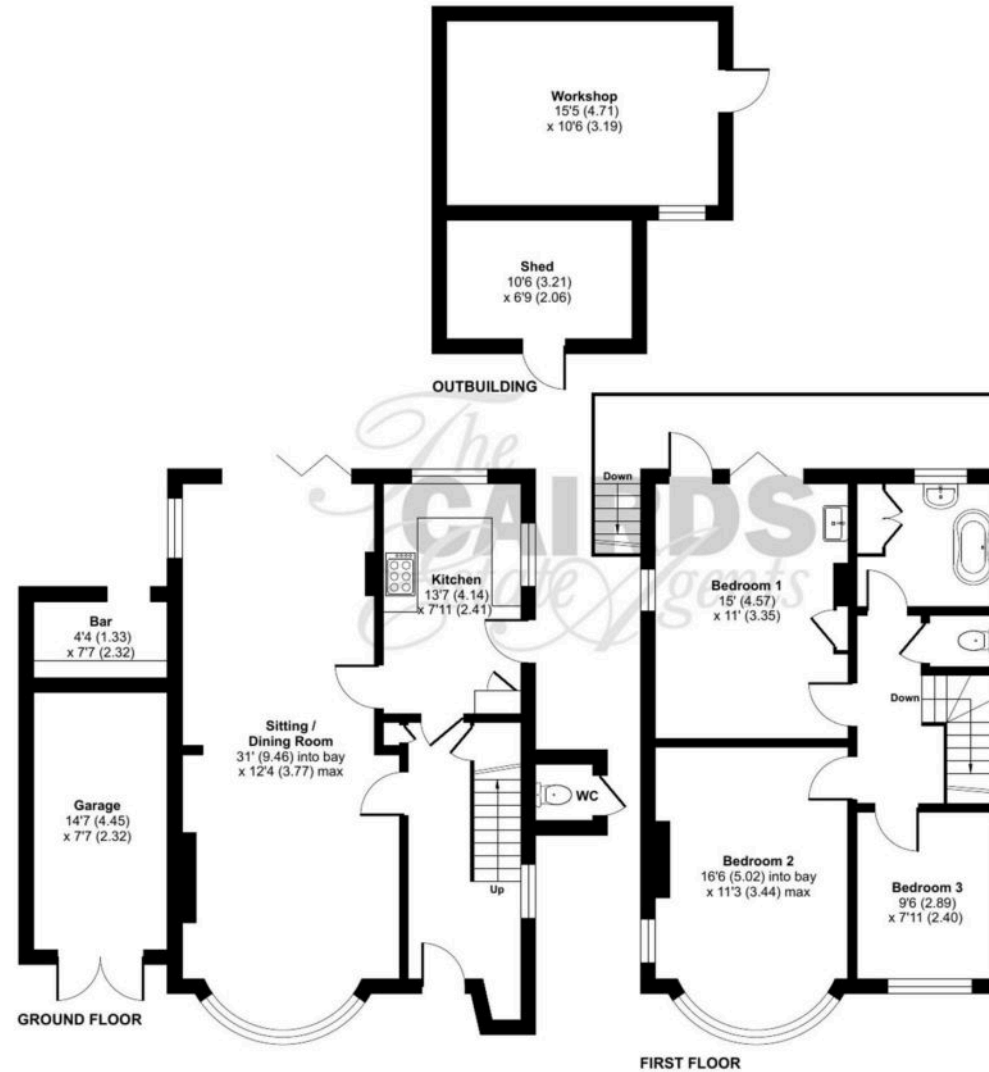
Approximate Area = 1126 sq ft / 104.6 sq m

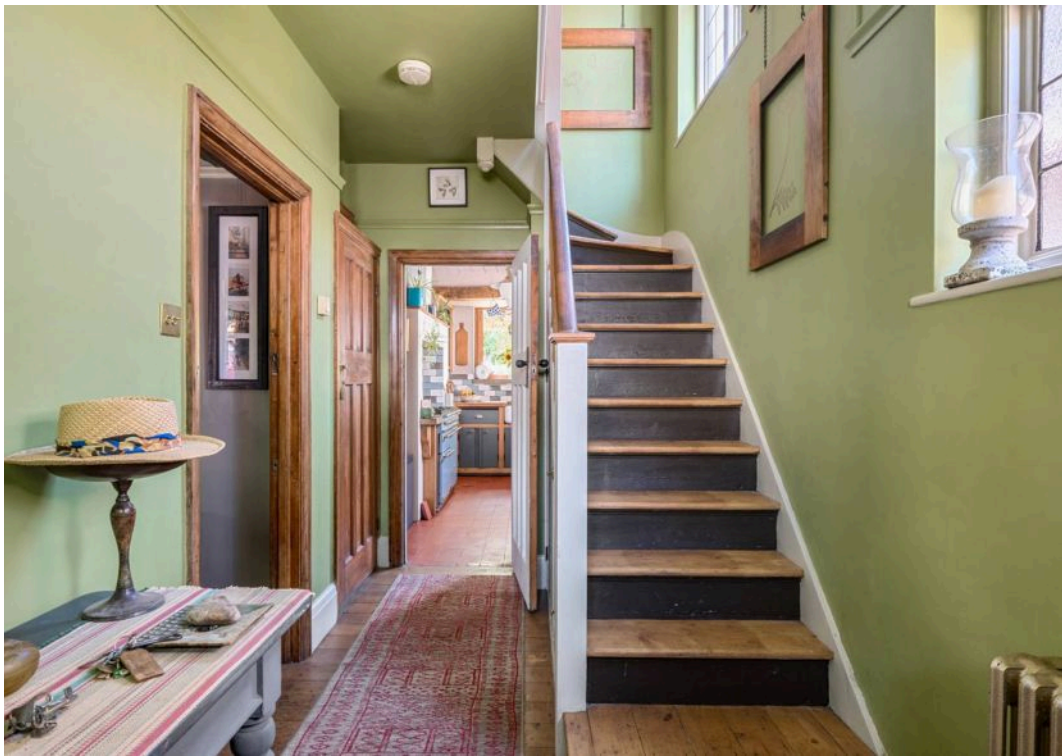
Garage = 111 sq ft / 10.3 sq m

Outbuildings = 276 sq ft / 25.6 sq m

Total = 1513 sq ft / 140.5 sq m

For identification only - Not to scale







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