



Pine Hill, Epsom

In Excess of £1,000,000



Pine Hill

Epsom

Located in the sought after Woodcote Estate, this stunning 4-bed detached house combines modern living and traditional charm. Close to top schools, town centre, and station. Elegant kitchen, 2 reception rooms, 4 bedrooms, landscaped garden, garage, and off-street parking for 2 cars.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought After Woodcote Estate
- Catchment For Excellent Schools - Including St Martins & Rosebery
- New Windows & Internal/External Doors
- Solar Panels With Storage Battery and Cavity Wall Insulated
- Contemporary Kitchen
- Two Generous Receptions
- Underfloor Heating Through Kitchen and Bathroom
- Attached Garage
- Landscaped Garden
- Close To Town Centre & Station



Situated in the sought after Woodcote Estate, this stunning 4-bedroom detached house offers a perfect blend of traditional charm and contemporary living. Nestled within the catchment area for highly-regarded schools including St Martins and Rosebery, this property provides an ideal setting for families to flourish.

Upon entering, you are greeted by an elegantly designed contemporary kitchen equipped with modern appliances, offering convenience and style for every-day living. The ground floor boasts two generous reception rooms connected by interconnecting doors, creating a seamless flow perfect for entertaining guests or enjoying family gatherings.

Ascending to the first floor, you will find four well-appointed bedrooms, providing ample space for relaxation and privacy. The family bathroom features a luxurious bath and a separate shower, offering both convenience and comfort for busy mornings or unwinding after a long day. Additionally, a convenient cloakroom on the ground floor adds a touch of practicality to the home.

Completing this remarkable property is an attached garage and off street parking for 2 cars. Outside, the landscaped garden offers a tranquil escape, providing a perfect spot for outdoor dining or simply enjoying the fresh air.

Conveniently located close to the town centre and station, this property offers easy access to a plethora of amenities, shops, and transport links, ensuring that everything you need is within reach.

In summary, this property embodies the perfect combination of modern living and traditional charm in a highly desirable location. With its spacious interior, superb location, and elegant design, this 4-bedroom detached house is a rare find that offers a comfortable and sophisticated lifestyle for its lucky new owners.

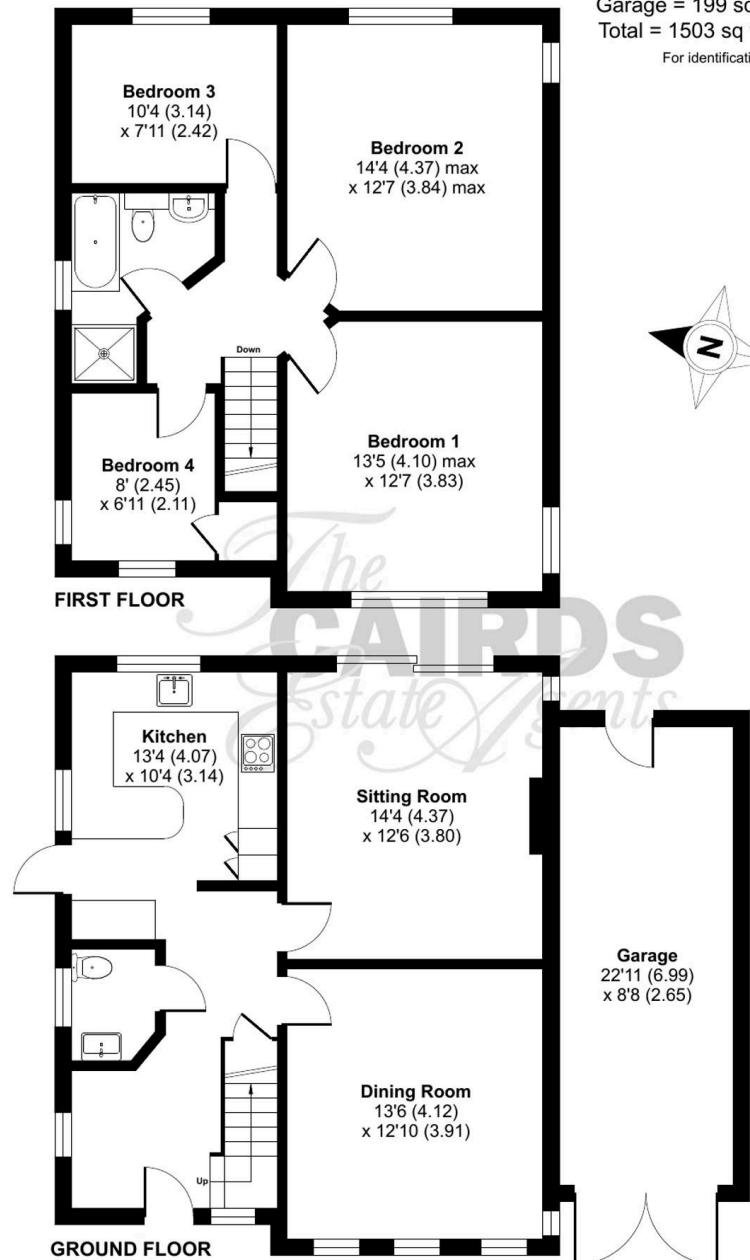
Pine Hill, Epsom, KT18

Approximate Area = 1304 sq ft / 121.1 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1503 sq ft / 139.5 sq m

For identification only - Not to scale







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