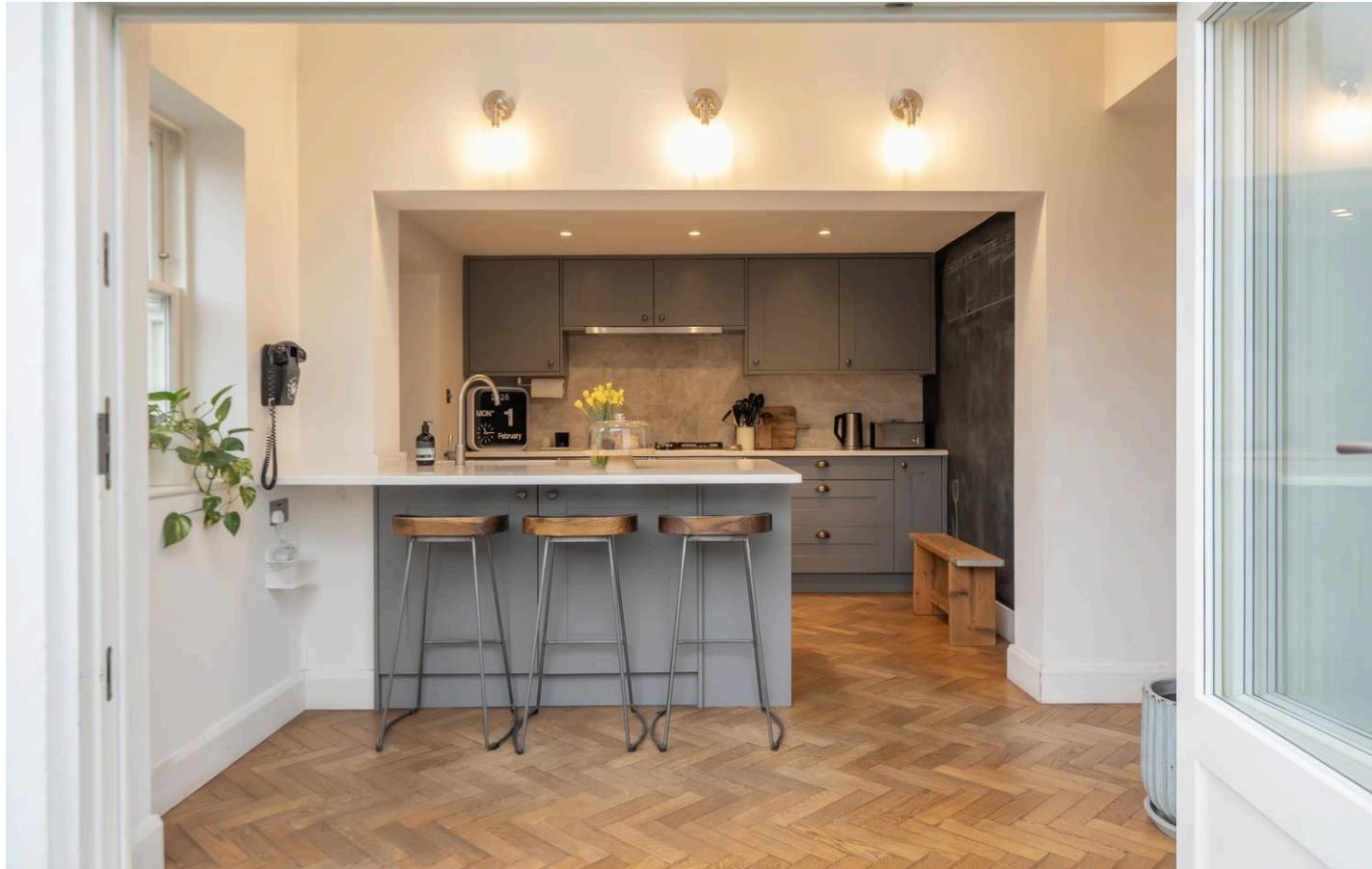




West Hill, Epsom

Offers Over £800,000



West Hill

Epsom

Beautifully presented 3 Bed-Victorian semi in prime location. Period features, modern kitchen/breakfast & off street parking. Minutes walk to town centre, station, excellent schools, Epsom Common and amenities. Call Cairds now to view!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive Victorian Semi
- Beautifully Presented
- Character Features
- Contemporary Kitchen/Breakfast
- Two Receptions
- Three Generous Bedrooms
- Modern Bathroom
- Landscaped Garden
- Off Street Parking
- Minutes Walk To Town Centre, Train Station and Epsom Common

This beautifully presented three bedroom Victorian semi detached house offers a wonderful blend of period charm and modern convenience, situated just minutes' walk from the town centre and station.

The property is thoughtfully arranged over two floors, with attractive features including original fireplaces and parquet flooring complementing the stylish contemporary décor throughout. The welcoming entrance hall leads to a versatile family/dining room and a bright comfortable sitting room. The standout kitchen/breakfast room forms the heart of the home, featuring sleek fitted units, integrated appliances and bi-fold doors opening directly onto the garden. Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a spacious, high-quality family bathroom.

Outside, the landscaped rear garden is ideal for both entertaining and relaxation, offering a fantastic space for al fresco dining and summer gatherings. To the front, off-street parking for two vehicles provides a rare and valuable advantage so close to the town centre.

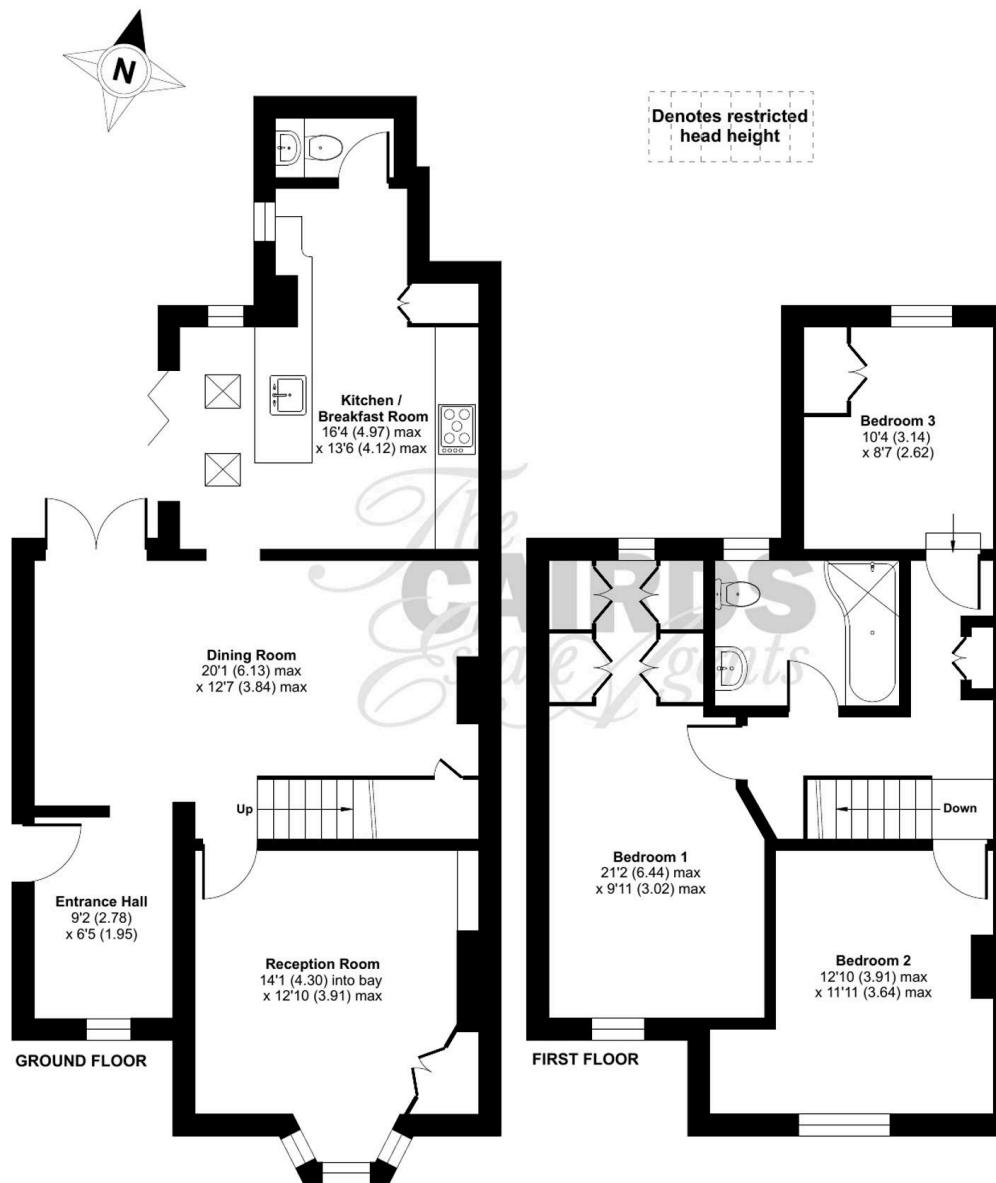
The property's excellent location places a wide range of local amenities, shops, restaurants and highly regarded schools within easy reach, as well as convenient transport links for commuters.

This is a wonderful opportunity to acquire a stylish and characterful home in a sought after location, offering the best of both period elegance and contemporary living. Early viewing is highly recommended!

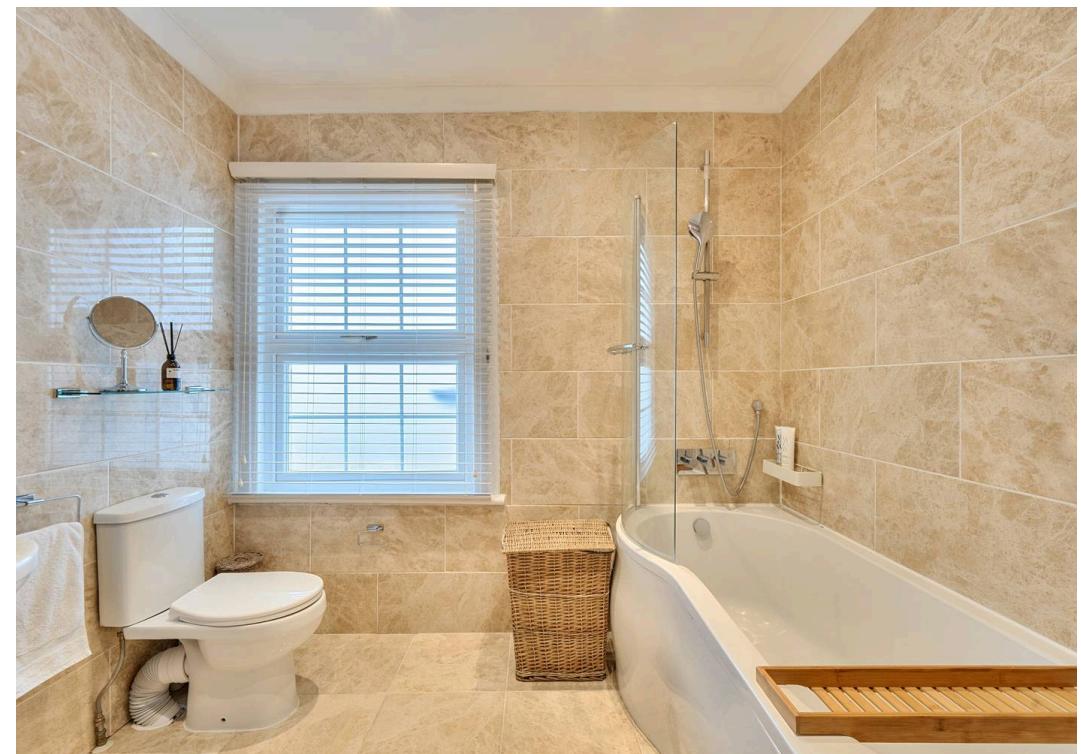
West Hill, Epsom, KT19

Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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