

The
CAIRDS
Estate Agents



Woodcote Close, Epsom KT18 7QJ | 3 Bed House - Detached | £829,950

Woodcote Close, Epsom KT18 7QJ

WONDERFUL HOME ON A PRIVATE ROAD! A MUST SEE!

Woodcote Close is one of those one off opportunities that rarely appear for several years, located on the requested South side of the World famous Derby town of Epsom. The property is located at the end of a quiet cul de sac yet within a strike of the town and amenities on foot. The accommodation has been sympathetically adapted & extended by the current owners to provide a good sized kitchen and eating area, utility, downstairs cloakroom and two spacious receptions. Upstairs three good sized bedrooms are served with two bathrooms. A Mature garden provides a private aspect with a sunsetting aspect.

Viewing highly recommended.

Key Features

- Private cul de sac Position
- Three Bedrooms
- Kitchen Breakfast Room
- Mature Private Garden
- Excellent Schhols
- 1930's Period Detached
- Two Bathrooms
- Utility Room
- 0.4 mile Epsom Station

Local Area

This three bedroom detached house set at the end of a popular and sought after private cul de sac location; within minutes walk of Epsom Town centre, a number of great transport links and outstanding schools. The highly accredited secondary girls school Rosebery is just a step from the property, along with St Josephs & St Martins junior schools. Commute To London With Direct Trains To Waterloo, London Bridge & Victoria circa 43 minutes. This location in our opinion is one of Epsom's best for choice of schools and commuting.





Total floor area 146.0 sq. m. (1,572 sq. ft.) approx



Ground Floor

Floor area 90.0 sq. m. (969 sq. ft.) approx (Inc Store and Garage)

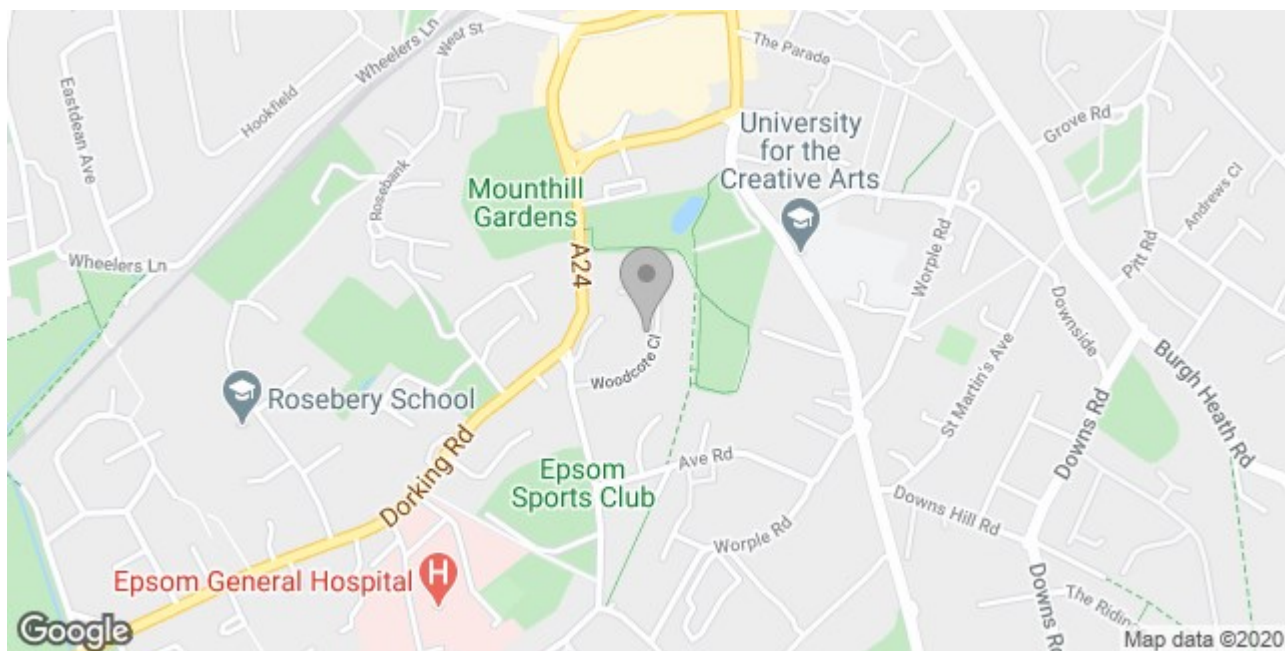


First Floor

Floor area 56.0 sq. m. (603 sq. ft.) approx



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Tenure **Freehold**
 Local Authority **Epsom & Ewell**
 Council Tax **Band F**

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 Phone: 01372 743 033
 Email: homes@cairds.co.uk

Epsom Lettings & Management
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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