

The
CAIRDS
Estate Agents



Pine Hill, Epsom KT18 7BH | 4 Bed House - Detached | Offers In Excess Of £775,000 Freehold

Pine Hill, Epsom KT18 7BH

This four bedroom detached family home is located within one of the most sought after private roads on the requested Woodcote Estate and ideally situated within a walk of excellent schools and station.

This unique opportunity gives the purchaser a chance to create their own Grand designs or DIY SOS - with huge potential to extend subject to planning and improve. The property requires sympathetic renovations and has no ongoing chain. Early viewings recommended. Sole Agents.

Key Features

- No Chain - Smooth Transaction
- Huge Potential to Improve
- Two Receptions
- Sought after Private Location
- Attached Garage
- Detached Family Home
- Double Glazed
- Four Bedrooms
- Excellent Choice of Schools
- E.P.C. Rating D

Local Area

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports. Only a 15 minute walk away is Epsom High Street which has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities including the RAC Golf & Country Club, Epsom Golf Club and the championship course at Walton Heath are available for the keen golfer. There is also a wide variety of cafes, restaurants and pubs available locally.





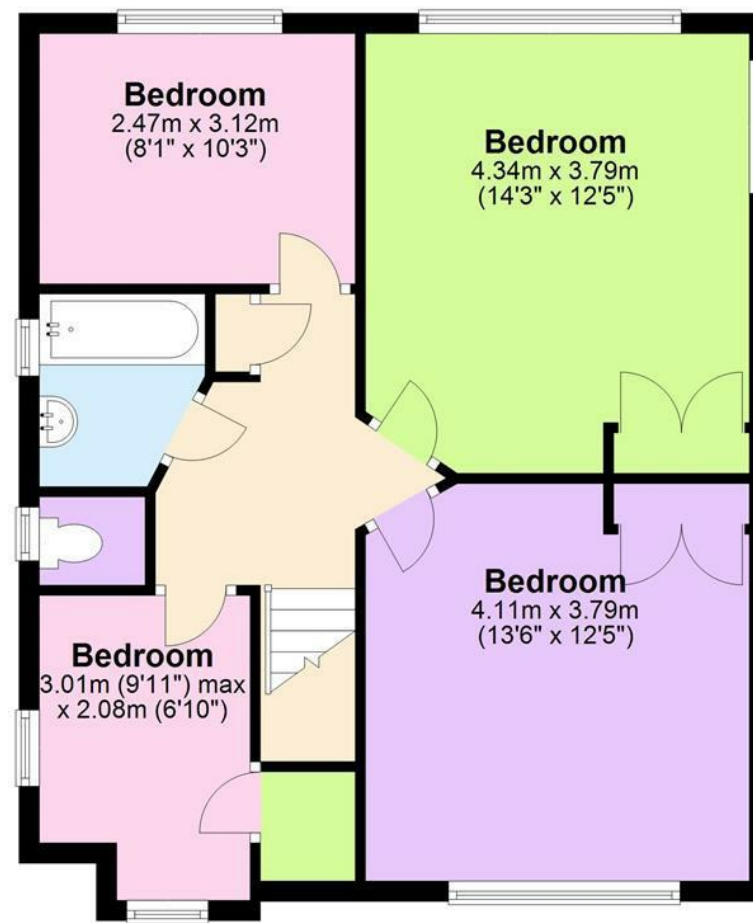
Ground Floor

Approx. 63.3 sq. metres (681.7 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)



Pine Hill, Epsom KT18 7BH



Tenure
Local Authority
Council Tax

Freehold
Epsom & Ewell
Band G

Epsom Sales & New Homes
Phone: 01372 743033
Email: homes@cairds.co.uk

Epsom Lettings & Management
Phone: 01372 731966
Email: lettings@cairds.co.uk

Ashtead Sales & Lettings
Phone: 01372 888888
Email: ashtead@cairds.co.uk

London office
Phone: 020 7409 4677
Email: homes@cairds.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cairds Ltd