

The
CAIRDS
Estate Agents



Pine Hill, Epsom KT18 7BJ | 4 Bed House - Detached | £800,000 Freehold

Pine Hill, Epsom KT18 7BJ

SSTC - MORE STOCK URGENTLY REQUIRED!

DETACHED HOME ON THE WOODCOTE ESTATE!

Cairds of Epsom are pleased to welcome to the market this fine detached home that gives a buyer a fantastic chance to create their own perfect home. Boasting a generous entrance hall, WC, lounge, dining room, kitchen, four bedrooms and a family bathroom, this is a wonderful home. With a garage, off street parking and a lovely rear garden, this is a must see home. Subject to probate.

Call Cairds to book your appointment to view.

Key Features

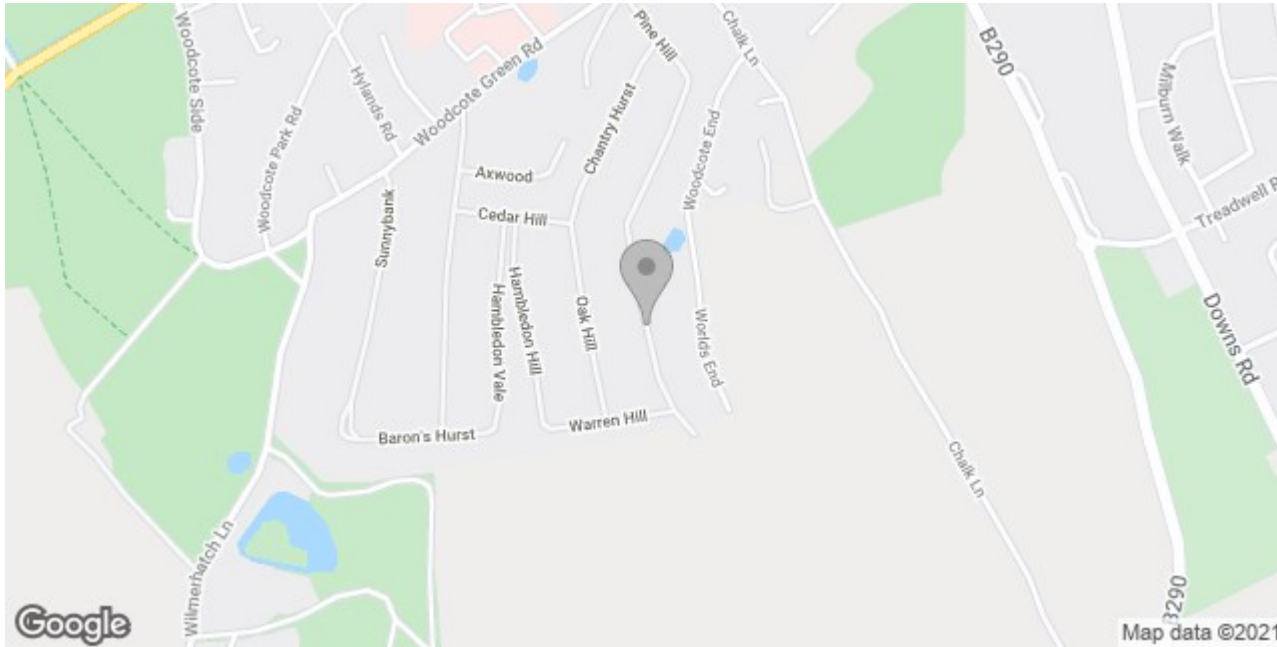
- **Detached House**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Garage & Parking**
- **No Onward Chain**
- **Sought After Woodcote Estate**
- **Requires Updating**
- **Mature Garden**
- **Subject To Probate**
- **E.P.C. Rating C**

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.



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

Epsom Sales & New Homes
 Phone: 01372 743 033
 Email: homes@cairds.co.uk

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

Ashtead Sales & Lettings
 Phone: 01372 888 888
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London office
 Phone: 020 7409 4677
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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