



West Hill Avenue, Epsom

Guide Price £1,200,000



West Hill Avenue

Epsom

Spacious four bed detached home in Chase Estate, near Stamford Green School and Epsom station. Features two receptions, study, large garden, garage, parking, and scope to extend (STPP).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Charming Detached in The Sought After Chase Estate
- Catchment Area For Stamford Green
- Short Walk To Town Centre & Station
- Four Bedrooms Plus Study
- Extended Kitchen Breakfast Room
- Two Large Reception Rooms
- Large Private Southerly Garden
- Off Street Parking for Multiple Cars and Single Garage
- Utility Room
- Family Bathroom Upstairs and Addition Bathroom Downstairs



Nestled within the highly sought after Chase Estate, this charming four bedroom detached house offers generous and versatile accommodation extending to 1,820 square feet.

The property is ideally located within the catchment area for the popular Stamford Green Primary School, making it an excellent choice for families. A short walk leads to Epsom town centre and the mainline station, providing easy access to both local amenities and London.

The thoughtfully extended ground floor features a spacious kitchen breakfast room, perfect for modern family living, complemented by a separate utility room and an additional downstairs bathroom for added convenience.

Two large reception rooms offer ample space for entertaining or relaxing, while a dedicated study provides the ideal environment for home working. Upstairs, four well-proportioned bedrooms are served by a contemporary family bathroom. The home further benefits from an integrated single garage and plentiful off street parking for multiple cars, ensuring practicality for busy households.

The property is enhanced by a substantial and private southerly facing rear garden, providing a tranquil retreat and an exceptional space for outdoor living. The large lawn is bordered by mature planting, offering both privacy and a picturesque outlook.

A generous patio area is ideal for al fresco dining or summer gatherings, while the garden's orientation ensures sunlight throughout the day. The front of the house features a neat driveway with space for several vehicles, as well as access to the integrated garage (perfect for storage or secure parking). The overall plot offers excellent potential for further landscaping or extension (subject to the usual permissions), making this an outstanding opportunity to secure a long-term family home in one of Epsom's most desirable locations.

Early viewing is recommended to fully appreciate the space, setting, and lifestyle this property provides.

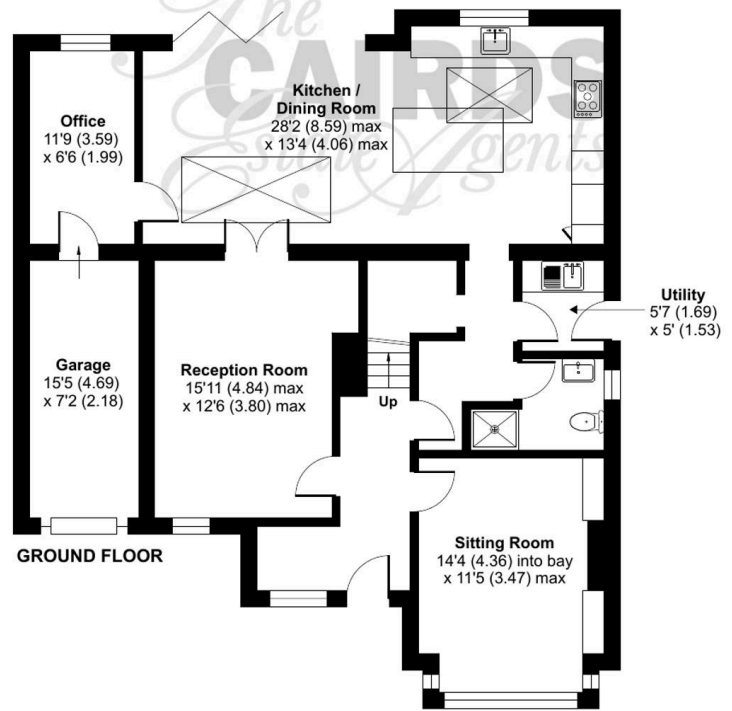
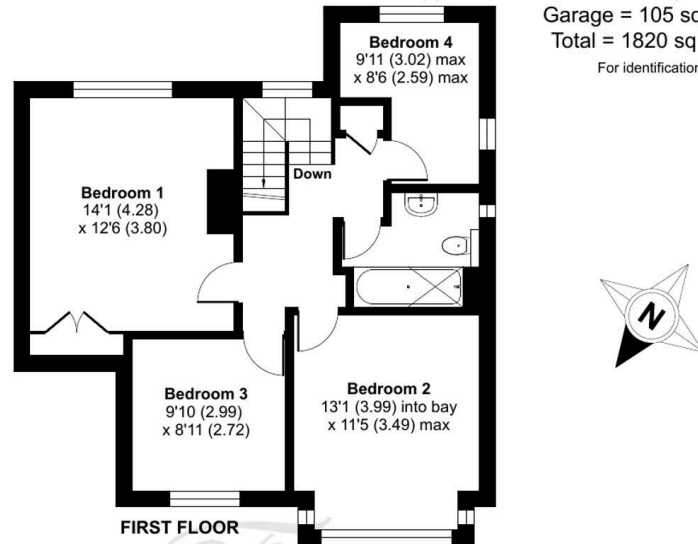
West Hill Avenue, Epsom, KT19

Approximate Area = 1715 sq ft / 159.3 sq m

Garage = 105 sq ft / 9.7 sq m

Total = 1820 sq ft / 169 sq m

For identification only - Not to scale







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