



**Woodcote Hall, Woodcote Road, Epsom**

Guide Price **£375,000**



## Woodcote Hall, Woodcote Road

Epsom

NO ONWARD CHAIN - Charming Grade II listed 2-bed bungalow near town centre and station. Spacious reception, modern kitchen/breakfast, en-suite to master & parking. Ideal for commuters and lifestyle buyers. Call today to view!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- No Onward Chain
- Grade II Listed
- Character Features
- Spacious Reception Room
- Kitchen/Breakfast Room
- Double Bedrooms
- En-Suite To Master
- Modern Bathroom
- Parking For Two Vehicles
- Minutes From Town Centre & Station



A rare opportunity to acquire a charming Grade II listed two-bedroom bungalow, perfectly blending period character with modern convenience and ideally located just minutes from the town centre and mainline station.

The property offers a spacious and inviting reception room, ideal for both relaxing and entertaining. The well-designed kitchen/breakfast room combines classic styling with contemporary fittings and provides ample space for dining. Both bedrooms are generously sized doubles, with the principal bedroom further enhanced by a stylish en-suite shower room. A modern family bathroom serves the second bedroom and visiting guests.

Externally, the bungalow enjoys the benefit of allocated parking, ensuring ease and convenience for both residents and visitors. The property is set within beautifully maintained communal grounds, offering a peaceful outdoor environment to relax and enjoy throughout the year.

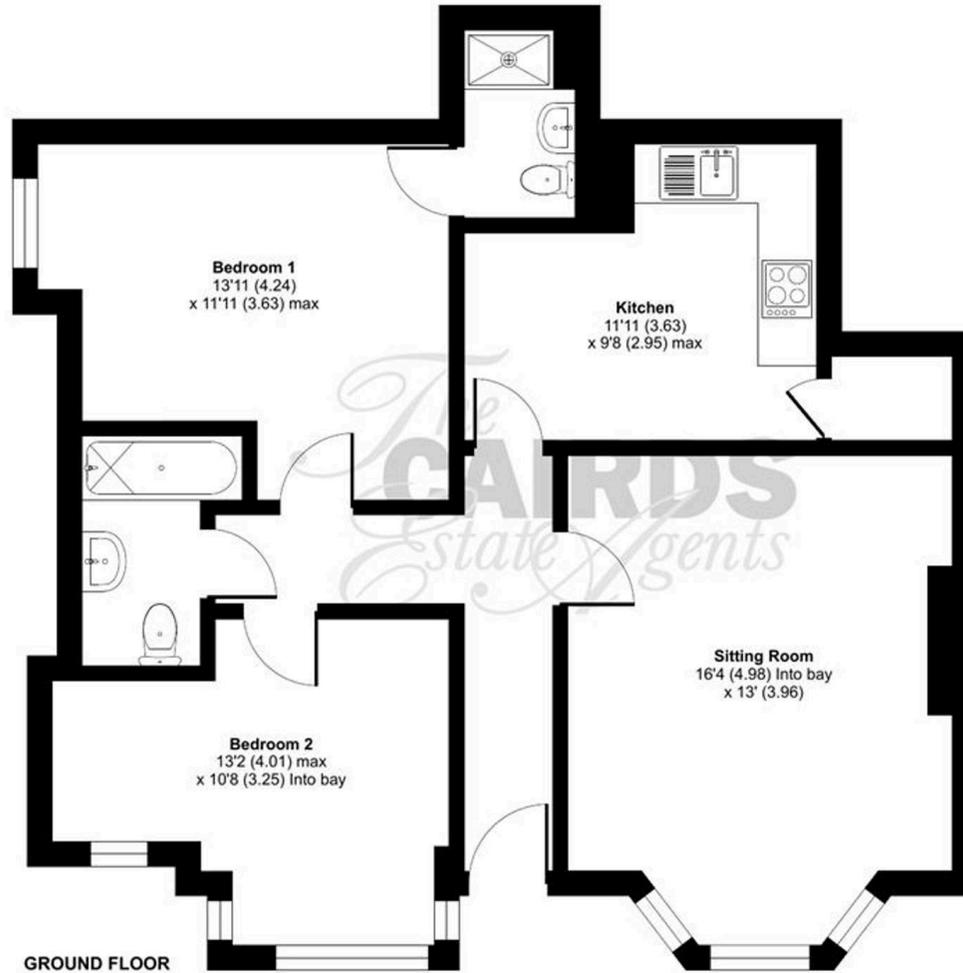
Perfectly positioned to enjoy the best of town living, the home is just a short walk from local shops, cafés, and excellent transport links, making it ideal for commuters and lifestyle buyers alike.

Contact Cairds today to arrange your viewing and avoid missing out.

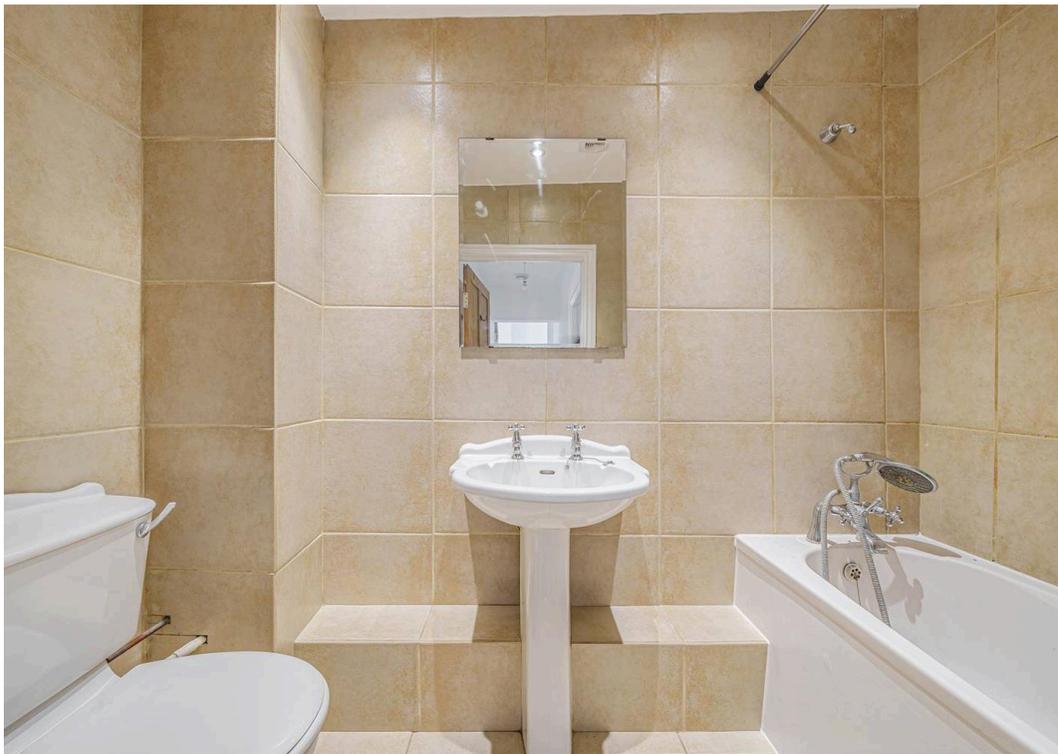
# Woodcote Road, Epsom, KT18

Approximate Area = 743 sq ft / 69 sq

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2023. Produced for Cairds. REF: 986298





## Cairds The Estate Agents

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