



West Hill, Epsom

Guide Price **£875,000**



West Hill

Epsom

4-bedroom detached family home. Boasting just under 1500 square feet of internal space, this property offers ample room for comfortable living. It features a generous 681 square feet of garage, presenting exciting potential for various uses, subject to the usual planning permissions. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Spacious Detached
- Sought After Location
- Huge Potential To Extend (Subject To Planning)
- 681sq ft of Garage/Workshop space
- Well Appointed Kitchen With Pantry/Utility Space
- Two Receptions
- Conservatory
- Large Private Garden
- Close To Town Centre & Station
- Catchment Area Of Outstanding Schools



Welcome to this impressive and spacious 4-bedroom detached family home situated in the highly sought-after West Hill area of Epsom. Boasting just under 1500 square feet of internal space, this property offers ample room for comfortable living. In addition, it features a generous 681 square feet of garage/workshop space, presenting exciting potential for various uses, subject to the usual planning permissions.

Conveniently located, this family home is in close proximity to the town centre, train station, and outstanding primary and secondary schools. Whether it's shopping, commuting, or education, everything you need is within easy reach, making this an ideal location for a growing family.

The property itself offers a well-designed layout, providing plenty of space for relaxation, entertaining, and everyday activities. The bedrooms are generously proportioned, ensuring comfort and privacy for each family member. The kitchen, living areas, and bathroom have been thoughtfully designed to meet the needs of modern family living.

The garage/workshop space adds an extra dimension to this property, allowing for additional storage, creative projects, or the potential for conversion into a home office, gym, or hobby space, subject to obtaining the necessary planning permissions.

With its desirable location, spacious interiors, and versatility, this family home on West Hill is a rare find.

Don't miss the opportunity to secure your dream home in this sought-after area - contact us today to arrange a viewing and discover the potential this property has to offer.

West Hill, Epsom, KT19

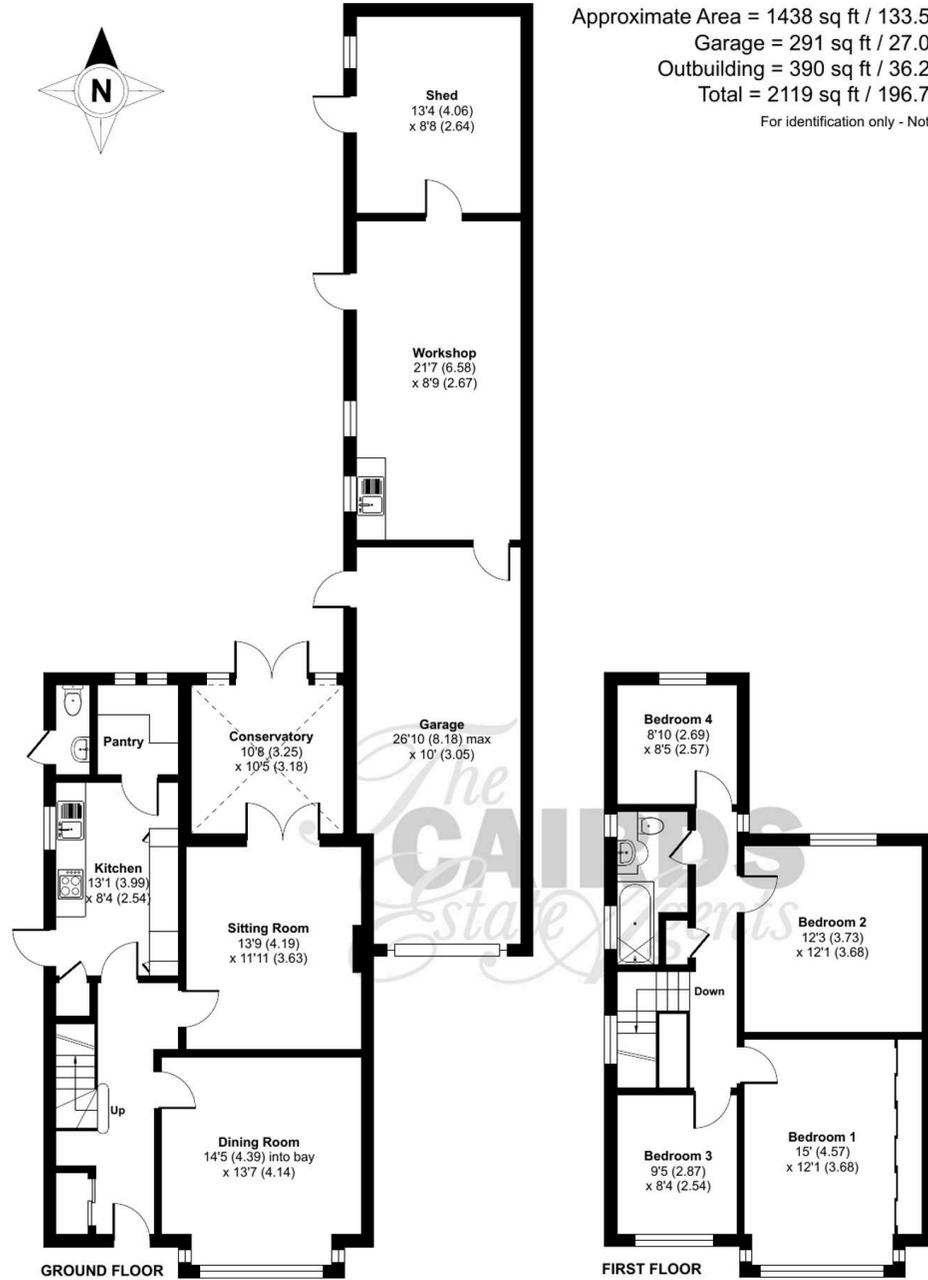
Approximate Area = 1438 sq ft / 133.5 sq m

Garage = 291 sq ft / 27.0 sq m

Outbuilding = 390 sq ft / 36.2 sq m

Total = 2119 sq ft / 196.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for Cairds. REF: 992853





Cairds The Estate Agents

Cairds The Estate Agents, 128-130 High Street - KT19 8BT

01372 743033 • homes@cairds.co.uk • www.cairds.co.uk