



Sunnybank, Epsom

Guide Price £900,000



Sunnybank

Epsom

Spacious three-bed detached home on sought after Woodcote Estate with two receptions, conservatory, large garden, garage and easy access to town, schools, and transport. Ideal for families or professionals.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Sought After Woodcote Estate
- Three Generous Bedrooms
- Two Bright Reception Rooms
- Conservatory
- Family Bathroom With Bath & Separate Shower
- Large Garden
- Detached Garage
- Off Street Parking
- Close To Town Centre & Station
- Catchment for Excellent Schools



Nestled in the highly desirable Woodcote Estate, this attractive three-bedroom detached house presents a wonderful opportunity for families and professionals alike. The property offers spacious and versatile accommodation, beginning with a welcoming entrance hall that leads to two bright and airy reception rooms, ideal for relaxing or entertaining guests. The well proportioned kitchen provides ample storage and workspace, while a conservatory creates a delightful spot for enjoying the views over the garden. Upstairs, three generous bedrooms offer comfortable living spaces, complemented by a family bathroom featuring both a bath and a separate shower. For added practicality, the property also benefits from two W.C.s, with one located on the ground floor and the other upstairs.

Additional features include a large private and secluded garden, a detached garage providing secure parking or useful storage space, and off-street parking for added convenience.

Situated within easy reach of the town centre and station, this home is perfectly positioned for easy access to local amenities, renowned schools, and excellent transport links.

Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

Epsom town centre lies approximately 0.5 miles away and offers an excellent selection of shops, restaurants, and leisure amenities. The area is also well served by outstanding private and state schools, including Epsom College, Rosebery, St Josephs Catholic Primary, St Martins and Kingswood House.

Transport connections are superb, with the M25 (J9) located within a 10 minute drive, providing convenient access to both Heathrow and Gatwick airports. Epsom railway station offers regular services to London Bridge, Waterloo, and Victoria.

Leisure facilities in the area include the prestigious RAC Country Club and Golf Course with its extensive private members' amenities, the David Lloyd Centre, Rainbow Leisure Centre, Epsom Golf Club and Horton Maple Leaf Golf Club, as well as family attractions such as Hobbledown Adventure Park and Zoo.

The surrounding area boasts extensive and picturesque countryside, such as Epsom Downs, Langley Vale Centenary Wood and both Epsom and Ashted Commons. A wealth of National Trust estates and the nearby Surrey Hills Area of Outstanding Natural Beauty contribute to the region's scenic charm, while the picturesque villages surrounding Headley Heath and Box Hill further elevate the appeal of this highly desirable location.

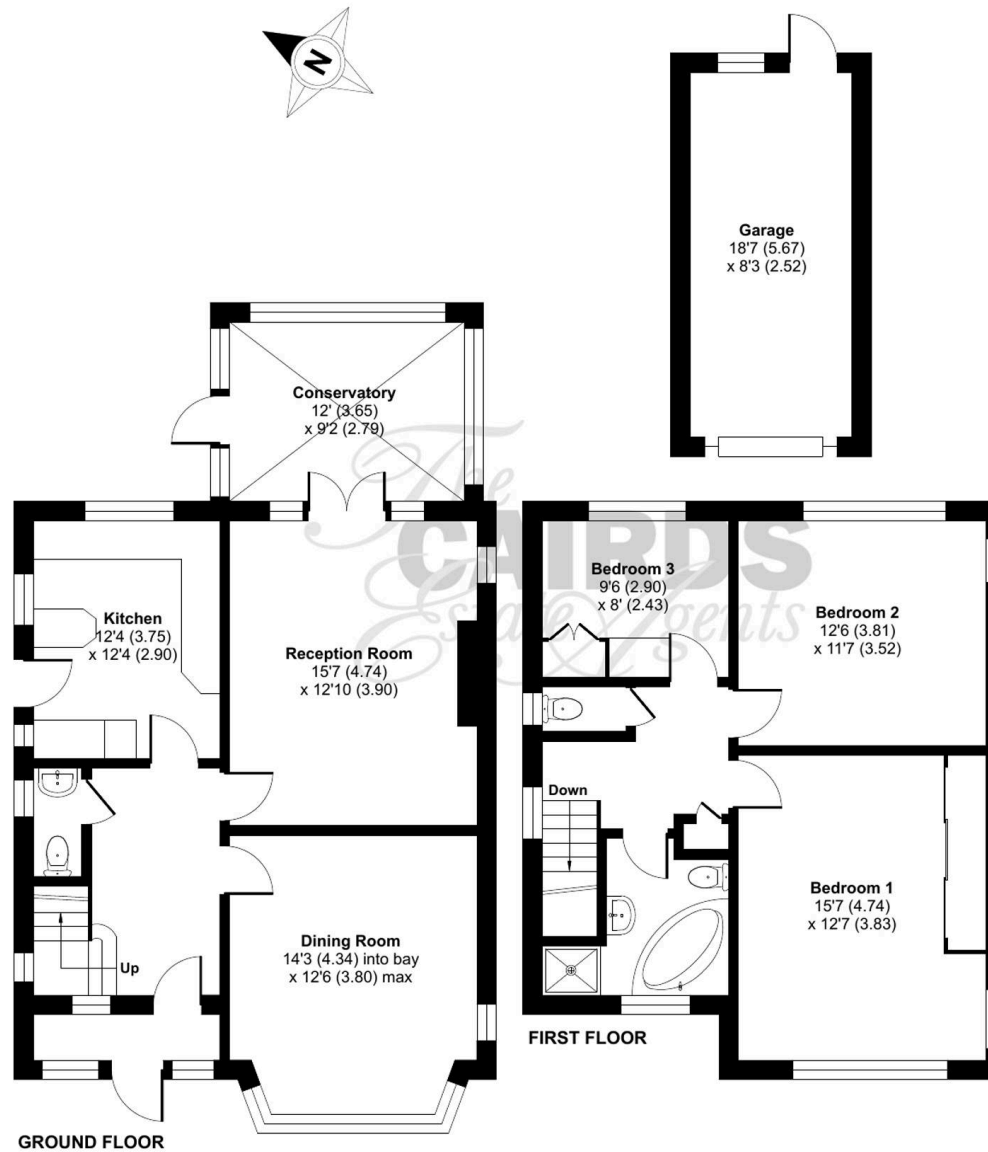
Sunnybank, Epsom, KT18

Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1514 sq ft / 140.6 sq m

For identification only - Not to scale







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