



Woodcote Green Road, Epsom

The PERSONAL Agent

Guide Price £900,000

Freehold

- Attractive semi detached family home
- Periphery of the private Woodcote Estate
- Four generous bedrooms & modern bathroom
- 29ft kitchen/dining/family space linking to garden
- Living room & study/playroom
- Downstairs cloakroom
- Large driveway with off street parking
- Landscaped private rear garden
- Finished to a high standard throughout
- Walk to town, station & schools

Enjoying a fantastic position, adjacent to the private Woodcote Estate and on the highly desirable south side of Epsom, this attractive and deceptively spacious semi detached home is a superb example of its kind and is one that truly warrants a closer inspection to fully appreciate both its setting and accommodation.

The property has been sympathetically reconfigured and thoughtfully updated by the current owners, resulting in a beautifully presented home that offers an excellent balance of living and bedroom space. In our view, the layout is ideally suited to a young and growing family, particularly given the generous proportions and outstanding local school catchments.

The location is exceptional, being less than a mile from Epsom railway station and town centre, while also within easy walking distance of the highly regarded Rosebery Girls School and within the Glyn catchment area, making it ideally placed for both commuters and families alike.



As soon as you step into the welcoming entrance hall, the quality and sense of space is immediately apparent. The accommodation flows extremely well throughout, enhanced by an abundance of natural light. At the heart of the home is an impressive 29ft kitchen/dining/family room, which opens directly onto the rear garden, creating a superb environment for entertaining, social occasions and day to day family life.

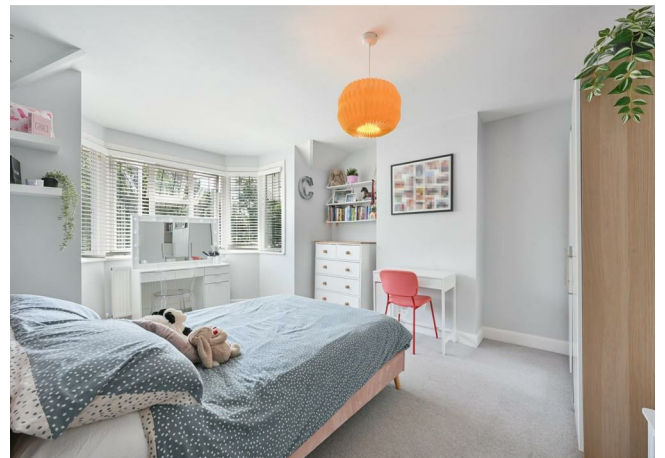
In addition, there is a separate living room, a study/playroom and a useful downstairs cloakroom adjoining it, providing excellent flexibility for modern living. To the first floor are four generously proportioned bedrooms, served by a stylish, modern and well appointed four piece family bathroom.

Externally, the driveway provides off-street parking for several vehicles, while the secluded rear garden, measuring 47ft x 35ft, has been carefully landscaped to create a private and practical outdoor space. Two paved terrace's offer ideal areas for entertaining, complemented by seating areas which enjoys the last of the evening sun.

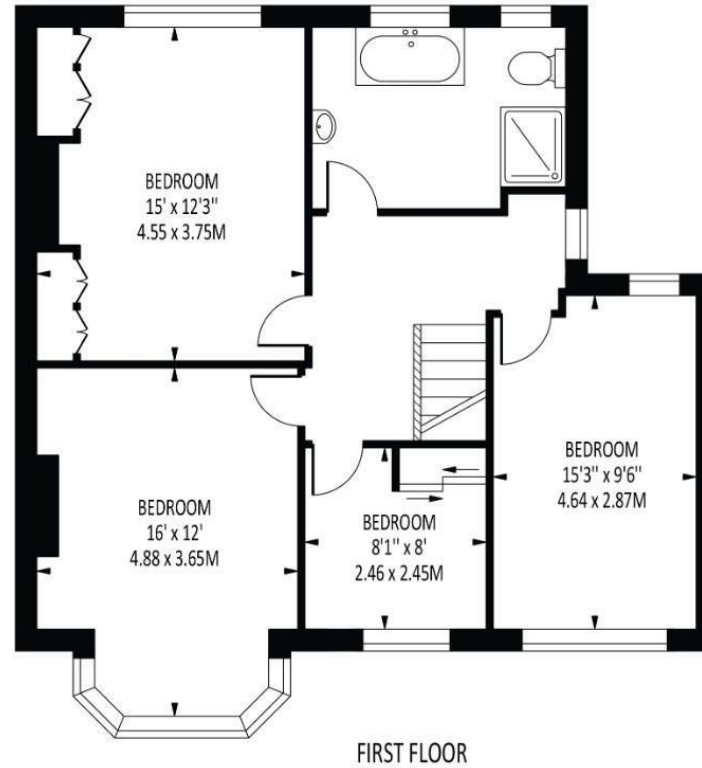
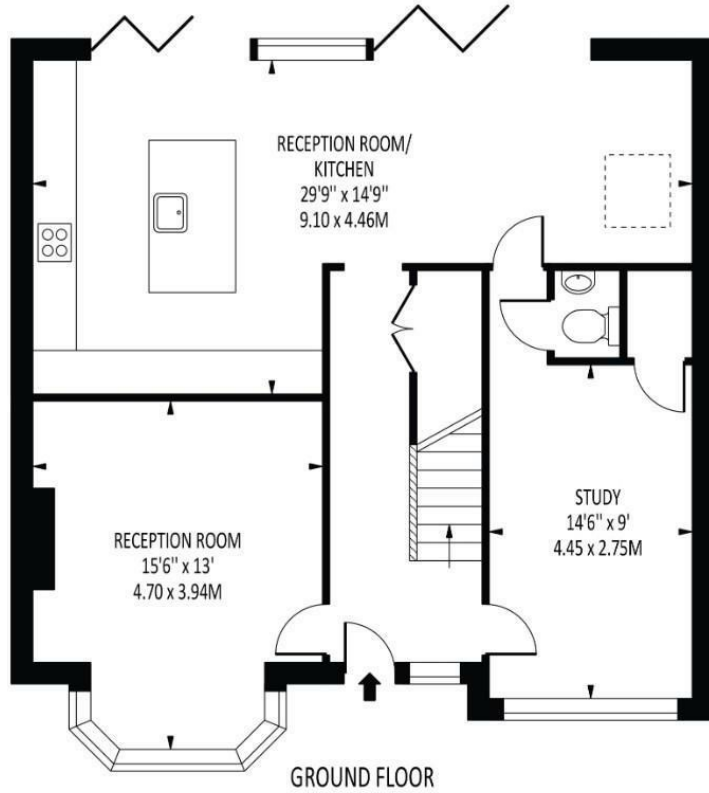
The property is perfectly positioned for easy access to Epsom High Street, which offers a wide range of shops, the Ashley Centre covered shopping mall, and the Epsom Playhouse providing theatre, film and live entertainment. The Rainbow Leisure Centre and David Lloyd Centre are also nearby, offering extensive fitness and sports facilities, while the town is well served by a variety of cafés, restaurants and traditional pubs.

Epsom remains a highly popular commuter town to the south west of London, offering an excellent selection of both state and independent schools for all age groups. The world-famous Epsom Downs, home to The Derby, is also close by. For commuters, the M25 (Junction 9) is within easy reach, providing convenient access to both Heathrow and Gatwick international airports.

Tenure – Freehold
Council Tax Band – F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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