



**Woodcote Hurst, Epsom**

Guide Price **£985,000**



## Woodcote Hurst

Epsom

Impressive three bedroom detached house in Woodcote Estate. Wide plot, scope to extend (STPP), spacious rooms, modern kitchen/diner, 2 baths, large garden & garage. Close to renowned schools and station. Call now to view!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Sought After Woodcote Estate
- Potential For Further Extension (STPP)
- Feature Parquet Floors
- Spacious Well Appointed Kitchen/Breakfast Room
- Through Reception
- Three Double Bedrooms
- Modern Bathroom & Ground Floor Shower Room
- Garage
- Large Garden
- Catchment For Excellent Schools



Nestled within the highly desirable Woodcote Estate, this impressive three bedroom detached house offers a rare opportunity to acquire a family home on a wide plot, with clear potential for further extension (subject to planning permission).

The property is presented in excellent condition throughout and features a welcoming entrance hall with striking parquet flooring, which continues into the spacious through reception room. The well appointed kitchen/dining room is ideal for family gatherings, with ample countertop space and modern fittings. Upstairs, three generous double bedrooms provide comfortable accommodation, all served by a stylish modern family bathroom. Additional convenience is provided by a ground floor shower room, perfect for busy households or guests.

The outdoor space is a true standout feature, with the property occupying a wider-than-average plot. The rear garden is generous and immaculately maintained, boasting an extensive lawn framed by mature shrubs and trees, creating a peaceful and private setting ideal for children's play and outdoor entertaining. To the front, two driveways provide off-street parking for several vehicles, complemented by a garage for secure parking and a substantial lean-to offering excellent additional storage.

Ideally located within easy reach of the town centre and mainline station, and falling within the catchment area for highly regarded local schools, this property is perfectly suited to families looking for generous accommodation in a prime setting. Early viewing is strongly recommended to fully appreciate the potential and overall appeal of this outstanding home.

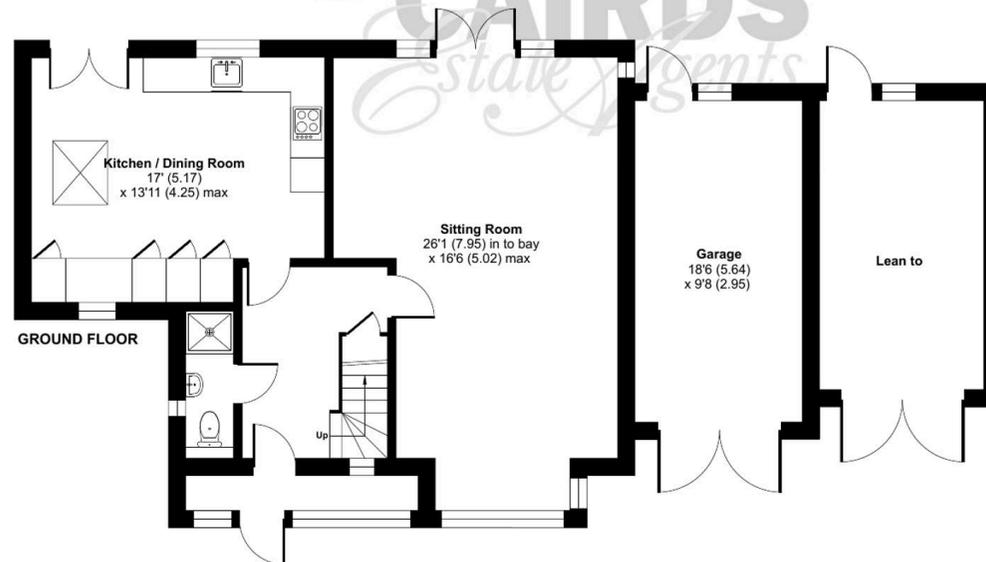
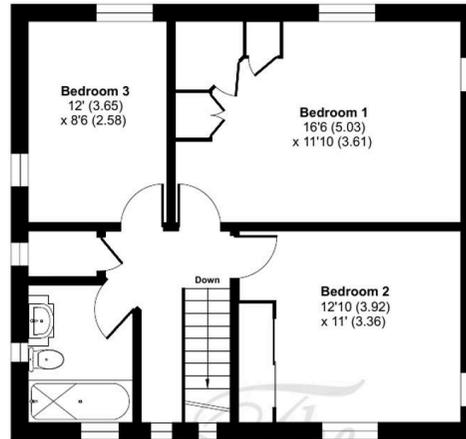
# Woodcote Hurst, Epsom, KT18

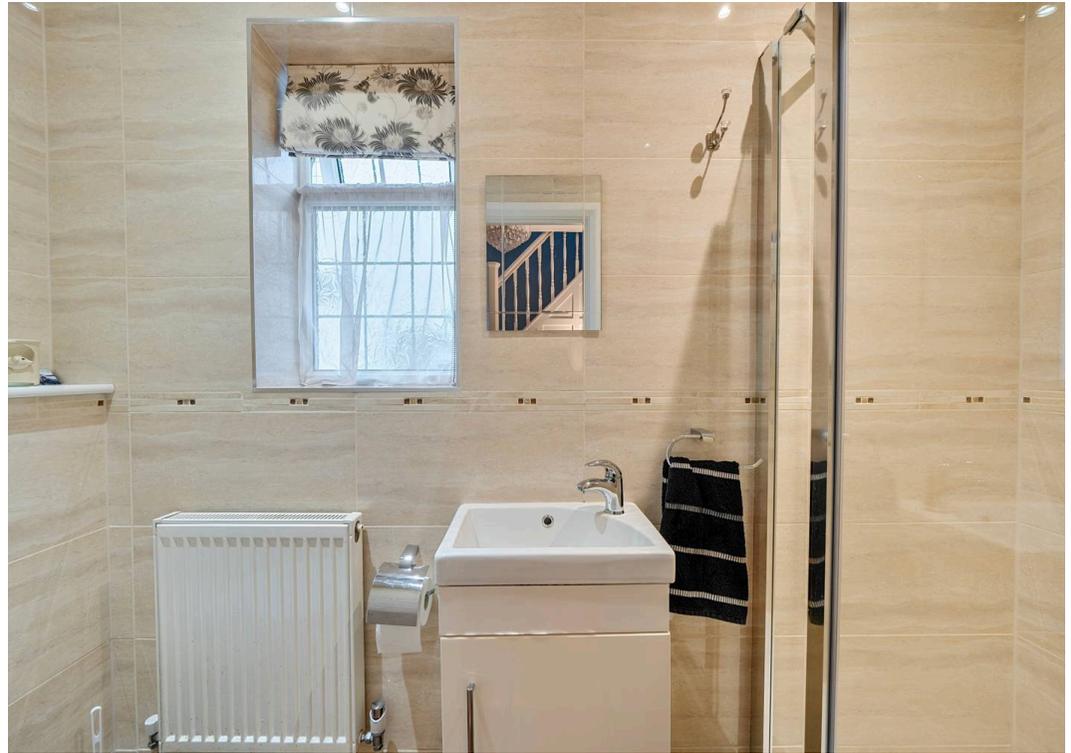
Approximate Area = 1347 sq ft / 125.1 sq m (excludes lean to)

Garage = 179 sq ft / 16.6 sq m

Total = 1526 sq ft / 141.7 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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