8 HAMBLEDON HILL, EPSOM, KT18 7BZ



MICHAEL EVERETT & Co

… A Moving Experience

A three/ four-bedroom detached character property situated on the Woodcote Estate, within walking distance of the town centre, railway station and local schools. The property benefits from a private rear garden, off-street parking and an attached garage. A Parquet floor is beneath the carpets in the entrance hall, sitting room and dining room. Offered for sale with no onward chain. The property requires some updating.

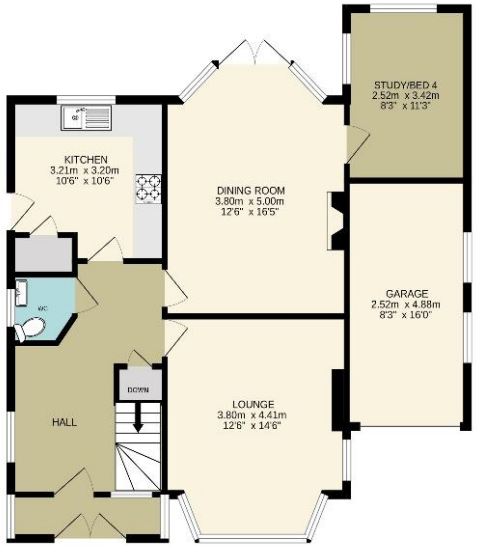
A pathway leads to the Entrance Porch and front door. Entrance Hall: Cloakroom: WC and wash hand basin with tiled splash back. Sitting Room: natural stone fireplace and double doors to the patio and leading to Bedroom 4/Study: dual aspect. Dining Room: dual aspect, with wide bay window. Kitchen: comprehensive range of medium oak units with cupboards and drawers, work surfaces, single stainless steel sink unit with drainer, four ring gas cooker. Fitted washing machine, space for fridge /freezer. Walls are part tiled. Additional features include a larder cupboard and a half-glazed door providing access to the side and rear garden.

From the Hallway, an oak panelled staircase leads to the First-Floor Landing: with access to the loft space. Bedroom One: dual aspect and fitted wardrobes. Bedroom Two: dual aspect and overlooking rear garden. Bedroom Three fitted wardrobe and overlooking rear garden. Shower room: fully tiled, wash hand basin and a separate WC.

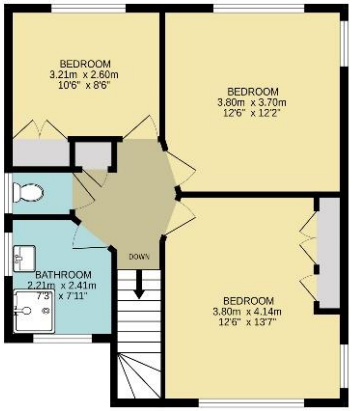
Outside: a patio adjoins the rear of the house, leading to a lawned garden with trees and shrubs. The property enjoys privacy with high hedging. To the front: the garden is laid to lawn with flowering borders. Off street parking for two vehicles and attached garage housing the boiler.

Council Tax band: F EPC: D

Asking Price £825,000 Freehold



Ground floor
81.9 sq.m. (881 sq.ft.) approx.



1st floor
52.1 sq.m. (561 sq.ft.) approx.

TOTAL FLOOR AREA : 134.0 sq.m. (1442 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MICHAEL EVERETT

Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.