



Woodcote Side, Epsom KT18 7HB

welcome to
Woodcote Side, Epsom

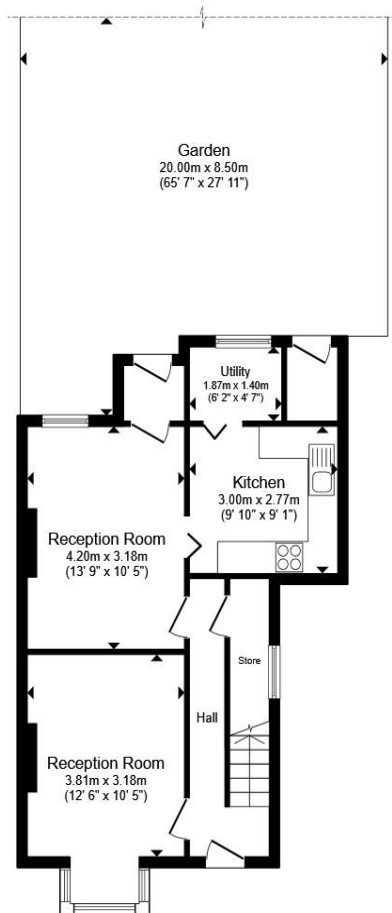
A three-bedroom semi-detached home situated in the ever-popular Woodcote Estate, offering excellent potential for modernisation and improvement throughout. Ideally positioned within walking distance of local shops, well-regarded schools and the station, the property presents an excellent opportunity for buyers looking to create a long-term family home.

The ground floor opens into a central entrance hall with useful understairs storage, leading through to two well-proportioned reception rooms. The front reception room provides a bright and comfortable living space, while to the rear second reception room overlooks the garden and offers flexibility as a dining room or additional sitting area. The kitchen is located to the rear of the property and connects to a separate utility area, with direct access out to the garden, presenting scope for reconfiguration or extension (subject to the usual planning permissions).

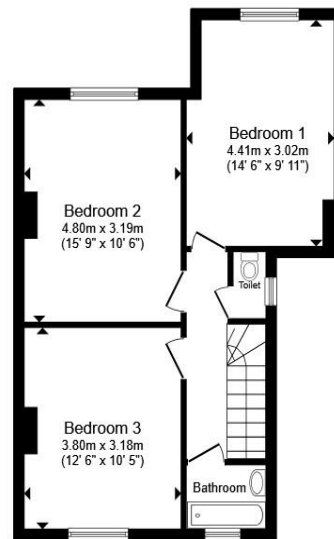
Upstairs, the first floor comprises three bedrooms, including two generous doubles and a well-sized single room, ideal for a child's bedroom, home office or study. A family bathroom and separate WC complete the accommodation.

Externally, the property benefits from a substantial rear garden extending to approximately 65 feet, offering excellent outdoor space and further potential for enhancement. To the front, there is off-street parking.





Ground Floor



First Floor



Total floor area 98.3 m² (1,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Woodcote Side, Epsom

- Highly Regarded Woodcote Estate
- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Bathroom & W.C
- NO ONWARD CHAIN
- Off Street Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£500,000



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Property Ref:
EPS110556 - 0003

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Please note the marker reflects the
postcode not the actual property



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