



Sunnybank, Epsom KT18 7DY

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## Sunnybank Epsom KT18 7DY

*An attractive four bedroom detached family home which provides spacious and bright accommodation throughout, alongside a large and mature garden. The house is located in a highly desirable location within the Woodcote Private Estate and benefits from further potential to extend (STPP). Vendor suited.*

Four Bedrooms

Detached

Two Reception Rooms

Garage & Driveway

Ground Floor WC

Potential to Extend (STPP)

Woodcote Estate

Vendor Suited

The house is situated within the sought after Woodcote Private Estate and is convenient for Epsom town centre. Epsom station offers frequent train services to London Victoria and Waterloo in approximately 40 minutes.



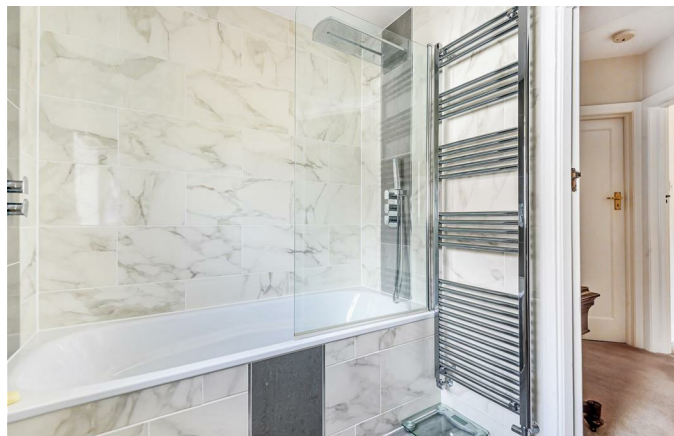


On entering the house, a large entrance hall leads to the well proportioned kitchen with ample built in appliances and external access. The dual aspect formal dining room is an excellent size and there is a large living room with feature fireplace and French doors to the garden. The ground floor of this attractive home also provides a useful cloakroom / WC.

The first floor benefits from three double bedrooms and a fourth large single bedroom. There is also an upgraded three piece family bathroom.

The rear garden is a superb size, mainly laid to lawn and well secluded with high mature trees and hedging. The garden also benefits from a large patio, perfect for al-fresco dining in the summer months. To the front, the property provides driveway parking, a garage and an attractive lawn.

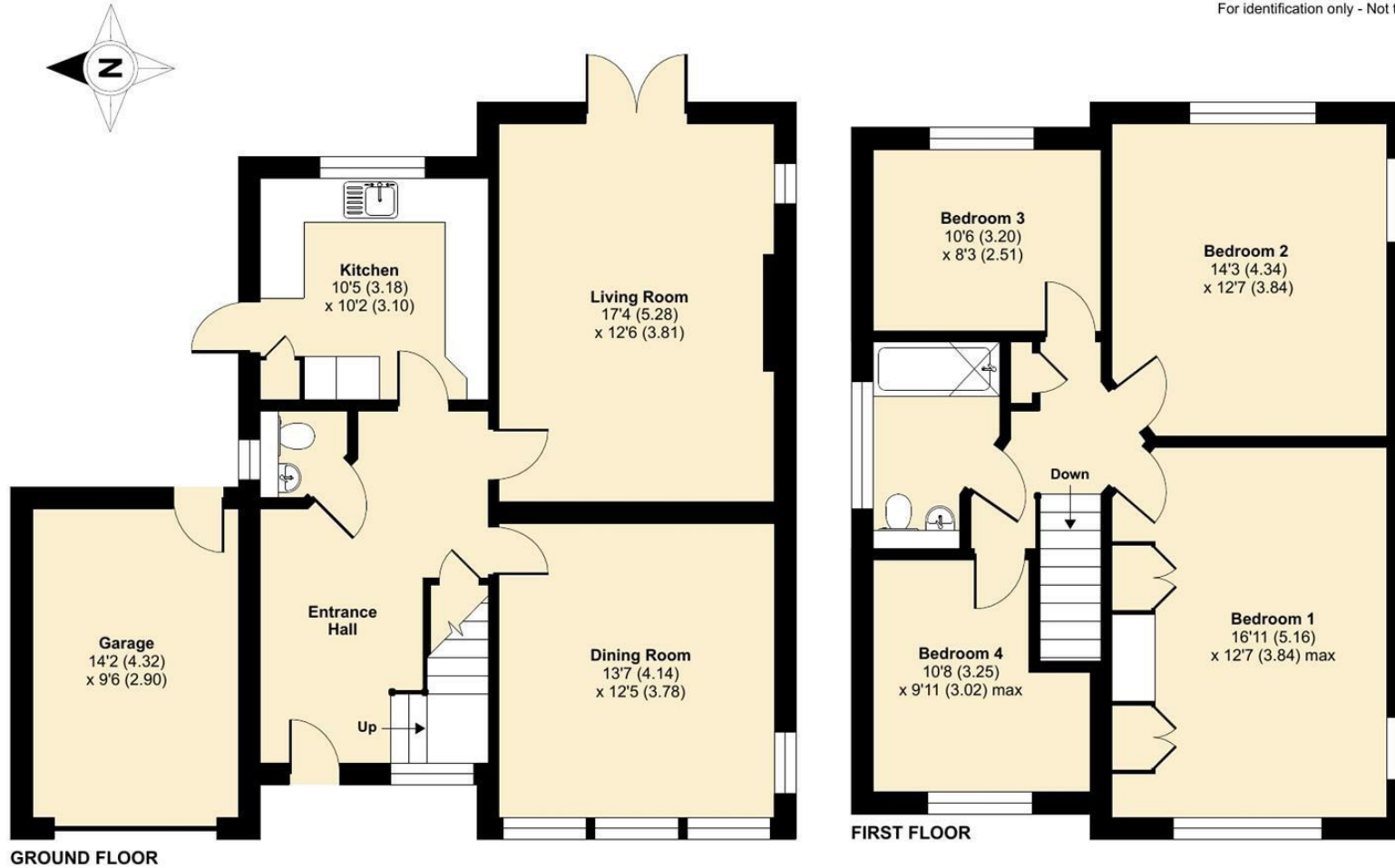
This excellently located home has been well cared for by the same owners for many years and offers scope to extend to the side and rear (STPP).



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Approximate Area = 1573 sq ft / 146.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for V&H Homes. REF: 872016.



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