



Pine Lodge Way, Epsom KT19 7AA

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## Pine Lodge Way Epsom KT19 7AA

*V&H Homes are delighted to offer for the first time to the market, the exclusive development known as Horton Heights, Pine Lodge Way, Epsom. This nearly new semi-detached house offers a perfect blend of modern living and comfort and is located just off Horton Lane on a private, gated residence which consists of just 9 other houses.*

Guide price £675,000

First time to open market, EPC rating B

3 spacious bedrooms

Planning permission granted for loft  
conversion and ensuite

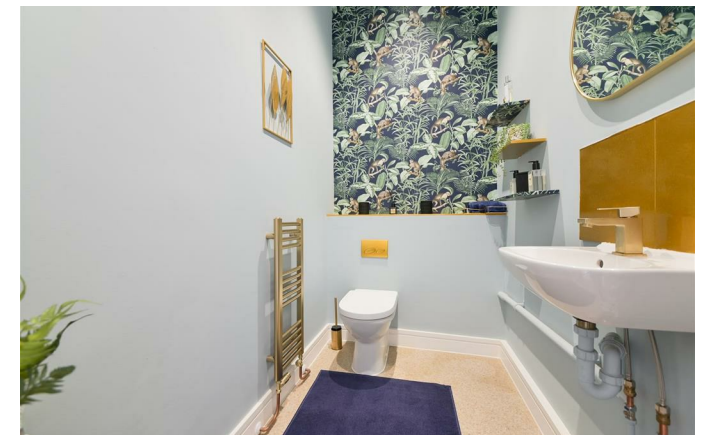
Fitted kitchen with integrated appliances  
and island

Spacious lounge / diner

Exclusive private gated development

Rear garden and off street parking

Generous downstairs cloakroom







Built in 2019, the property boasts a generous living space of 1,076 square feet, making it an ideal home for families or professionals. Planning permission has been granted to allow a loft conversion for a 4th bedroom with en-suite.

Upon entering, you are welcomed into a bright and airy hallway with a separate kitchen / diner with island, which is perfect for entertaining guests or enjoying quiet evenings with family. Walking through the spacious hallway with high ceilings you feel the grandeur of this property. The spacious lounge / diner overlooks the garden with patio doors to garden.

The house features three well-proportioned bedrooms, providing ample space for relaxation and personalisation. The contemporary bathroom is designed with modern fixtures, ensuring both style and functionality. The downstairs cloakroom is well presented and spacious enough to add a shower if needed.

The driveway gives space available for two vehicles, a rare find in many urban settings, along with the convenience of side access to garden. The location in Epsom is within easy access to local amenities, David Lloyd, sought after schools, and Epsom train station. Whether you are commuting to London or enjoying the local parks and shops, this home provides a perfect base for a balanced lifestyle.

In summary, this semi-detached house on Pine Lodge Way is exceptionally well presented, an absolute gem of a find, book your viewing today !!!!

NB: Under the Estate Agents Act 1979 (the law), V&H Homes Estate Agents declares a personal interest in the marketing of this property.



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