



4 Pine Hill, Epsom

Epsom

In Excess of £1,395,000

## 4 Pine Hill

Epsom, Epsom

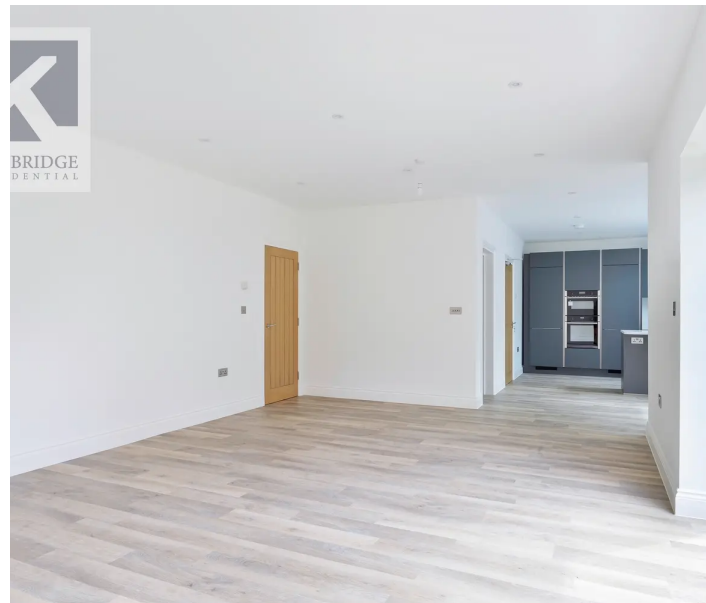
- Brand New build with 10 Years Warranty
- A Truly Stunning Detached Family Home
- Six Bedrooms Four Bathrooms
- Open-Plan Kitchen With Bi-fold Opening into Patio Area
- Highly sort after location
- Separate Utility Room
- Within Catchment Area For Good Schools
- Great Transport Links to London

Kaybridge Residential proud to present this luxurious and spacious five-bedroom, three-bathroom NEW BUILD detached family home built by Sterling Developments on the highly sought-after Woodcote Estate in Epsom.

The property is one of only three brand new houses built by Sterling Developments, It offers five bedrooms and three bathrooms, providing ample space for a family or individuals who value spacious living, the property has been completed to a high standard, ensuring top-notch quality and attention to detail.

The ground floor boasts a spacious family/dining room that seamlessly integrates with a smart open-plan kitchen with Bi-folding doors from the reception and kitchen open onto a pretty patio and garden. This outdoor space is ideal for hosting outdoor gatherings, alfresco dining, and enjoying leisure time outdoors. This design encourages interaction and provides plenty of space for gatherings and family activities.

In additional you will find a separate study or TV room, offering flexibility in how the space can be utilized for work or leisure. Furthermore, you will find a separate utility room and Guest WC.





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The house is situated on the lower slopes of Pine Hill, conveniently positioned within easy reach of the town centre and train station which offers services into London within 35 minutes. There are many popular schools in the area including Rosebery, St Martins, Epsom College, City of London Freeman's School in nearby Ashted and numerous other primary and secondary schools. The green, open spaces of Epsom Common and Epsom Downs are just a short distance, as are the numerous shops, bars and restaurants that the area has to offer.

Council Tax band: G

Tenure: Freehold





# PINE HILL

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2703 SQ FT - 251.12 SQ M  
(INCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 148 SQ FT - 13.75 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



## Kaybridge Residential Epsom

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