



Lower Hill Road, Epsom

The **PERSONAL** Agent

# Offers In Excess Of £835,000 Freehold

- No ongoing chain
- 200 Ft x 55ft secluded rear garden
- Desirable Chase Estate location
- Detached character home
- 0.29 of an acre total plot size
- Three bedrooms & two bathrooms
- Two generous reception rooms
- Kitchen/breakfast room
- Detached garage & driveway
- Huge scope to extend & develop STPP



Enjoying a truly wonderful position within the heart of the desirable Chase Estate, this charming detached characterful home is offered to the market with no ongoing chain.

The property itself enjoys an incredibly well balanced layout that is perfect for the growing family or discerning downsizer. When you couple the potential it provides, with its plot of 0.29 of an acre and secluded garden, finding a home with this much potential in this most popular of locations will be a very difficult task indeed.

Whilst it is undeniable that the property requires some light cosmetic updating and general modernisation, we believe that this flexible home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property offers huge amounts of scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

Set behind a secluded frontage the property is built in an attractive mock-Tudor style and is believed to date from the early 1930's. A key selling point is the wonderful rear garden which enjoys a private and secluded aspect as well as measuring 200ft x 55ft.

Internally the property is currently arranged over two floors, offering some 1386 Sq. Ft of accommodation including a detached garage to the side. The property also offers huge scope for extension if required (STPP) in fact the plot is so generous that you could potentially double the size of the home, without impacting the garden space whatsoever.

The ground floor comprises a spacious and welcoming entrance hall, a bay fronted dining room, living room with fireplace and double doors to the garden, fitted kitchen/breakfast room, two spacious bedrooms and a white bathroom suite. Upstairs there is a great sized third bedroom with a modern shower room.

Lower Hill Road is a highly sought after residential road within Epsom's Chase Estate. A peaceful position but just a short walk from Epsom's mainline rail links and bustling High Street. The property is perfectly positioned for some excellent local schools including Stamford Green Primary, Glyn, Rosebery and Kingswood House Prep.

Nearby Epsom Common and the Stamford Green Conservation Area are just a short walk away as well as many other local features including Horton Country Park, Hobbledown Children's Farm and a David Lloyd leisure club to name but a few. The world famous Epsom Downs is also just a few miles away.

Tenure - Freehold  
Council tax band - E



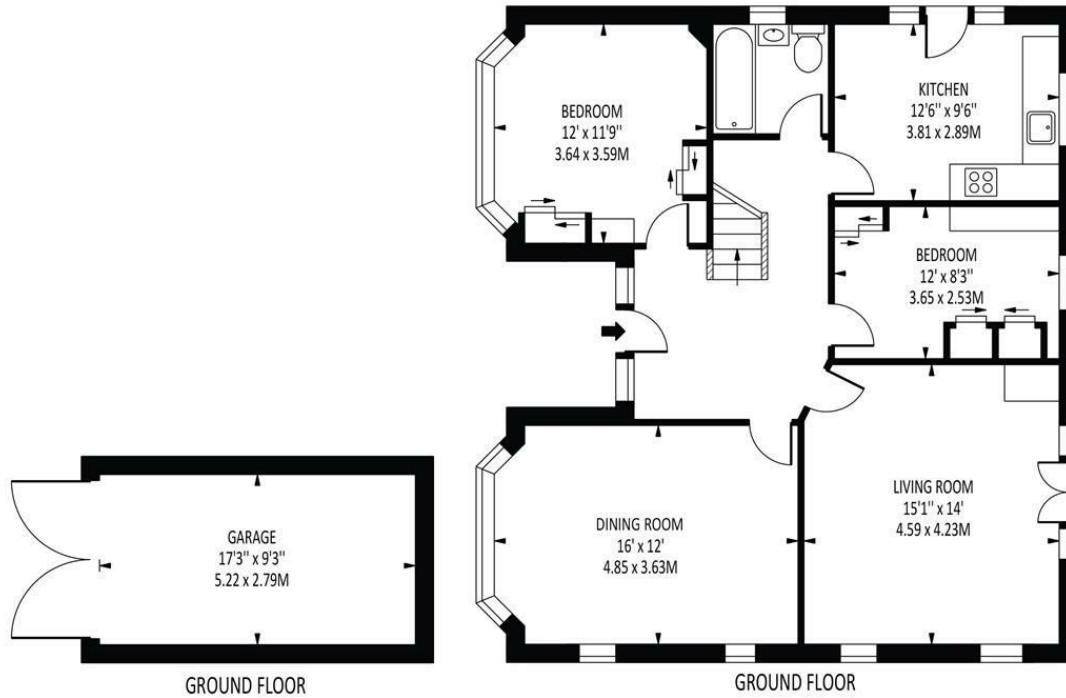


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Total Area: 1386 SQ FT • 128.73 SQ M  
(Including Garage)  
Garage Area : 157 SQ FT • 14.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

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