

# Kennedys'

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6, Lower Court Road  
Epsom  
KT19 8SH

If you grew up in the Epsom area, it's likely you passed the rows of beautiful Victorian terraces in awe; maybe you even daydreamed about living in one of them. Kennedys are delighted to be offering you the chance to make that dream a reality, with this gorgeous Victorian 3 bedroom, 2 bathroom semi-detached house, complete with loft conversion and generous length garden.

£650,000



- Charming Victorian semi-detached house
- 2 Bathrooms
- Scope to extend the kitchen to the rear (Subject to planning)
- Brick laid driveway with space for two cars
- Walking distance from Epsom town centre
- 3 Bedrooms
- Loft conversion featuring main bedroom with en-suite
- Private garden
- Conveniently located very close to multiple schools for all ages
- \*Viewings by appointment only\*



# PROPERTY DESCRIPTION

If you've ever been inside a Victorian terrace or semi, the ground floor layout will seem familiar. The living room to the front of the property centers itself around the exposed brick chimney stack and log burning stove, the dining room is located in the central space, complete with under stairs storage and a large window looking down the side of the kitchen and into the garden, and of course the galley style kitchen to the rear. The kitchen is neat and tidy, though the plot would lend itself nicely to a single story rear extension (subject to planning) opening up the space and dramatically increasing the size and natural light within the space. Beyond the kitchen is a utility area / downstairs W/C.

Upstairs, the first floor has a good sized double bedroom to the front of the house, as well as a smaller child's bedroom / office, and a family bathroom, featuring full length bath and separate shower. The second floor is home to the loft conversion, built by our clients just two years ago, and really well thought out. The landing is spacious, currently used as a dressing area, and boasts ample eaves storage; the main room is a nice size and benefits from views out the back of the house. The en-suite shower room is the cherry on top.

Outside, to the front of the property is a private driveway large enough for two cars, and to the rear you will find a really nicely sized and low maintenance garden, featuring a nice balance of lawn and patio area.







# PROPERTY DESCRIPTION



The property is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The nearby mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes. Epsom town centre is just a short walk, giving access to a busy high street and the Ashley shopping centre, not to mention, Epsom Playhouse theatre, Epsom General Hospital, Rainbow Centre leisure, plenty of schooling options with both the private and State sector, ample restaurants and public houses, and much more besides.

Please don't hesitate to get in touch to see this wonderful family home, we look forward to showing you around.



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TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) <b>A</b>	
(81-91) <b>B</b>	81
(69-80) <b>C</b>	65
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
1-20) <b>G</b>	
Mid energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING: D  
 COUNCIL: Epsom & Ewell  
 TAX BAND: D

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