



Lower Court Road, EPSOM KT19 8SN

welcome to

Lower Court Road, EPSOM

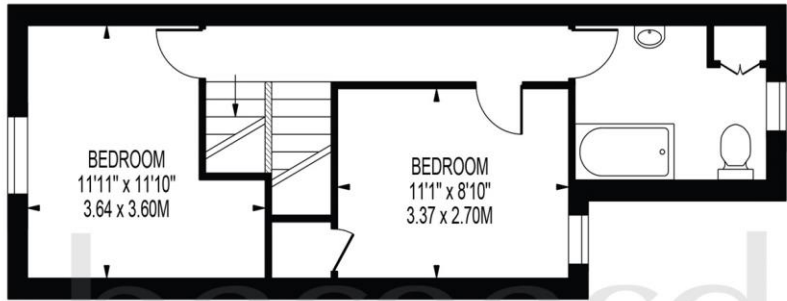
Located within 0.5 miles of Epsom rail station, this meticulously presented family home has been tastefully upgraded and extended to boast 1449 sq ft of flexible living accommodation. Further benefits include off street parking, en-suite to master and attractive rear garden with summer house.



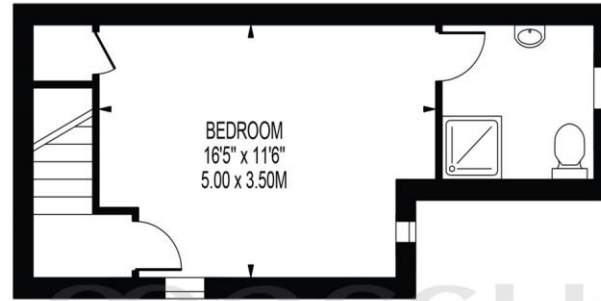
LOWER COURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1224 SQ FT - 113.72 SQ M
(EXCLUDING OFFICE/STORAGE)

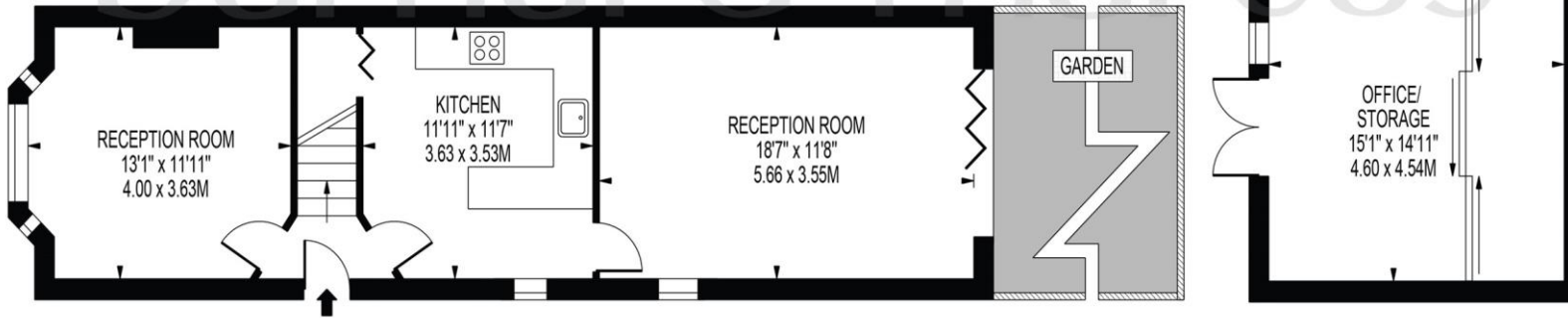
APPROXIMATE GROSS INTERNAL AREA OF OFFICE/STORAGE: 225 SQ FT - 20.88 SQ M



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

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.
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Tucked away in a popular residential area of Epsom, this Victorian semi-detached family home is presented to the market in immaculate condition throughout. Boasting a blend of period features, whilst providing some outstanding contemporary areas - this super house deserves immediate inspection.

The accommodation is set across three floors with the downstairs consisting of a cosy reception room and a modern kitchen with breakfast bar, integrated kitchen appliances and pantry. In our opinion, a noteworthy mention is the extension to the rear which now features a spacious lounge/dining room with bi-folding doors leading to the extended patio - perfect for those who enjoy entertaining or alfresco dining.

On the first floor, you will find two bedrooms - both of which can afford space for double beds and wardrobes, and a recently upgraded bathroom. The top floor acts host to the primary bedroom suite with built in cupboards and a larger than standard en-suite with walk in shower.

Outside is equally impressive. To the front is off street parking accessed with a dropped curb and side access leading to a beautifully maintained garden. The rear garden is complimented by a spacious patio area which is perfect for hosting and barbecues and a well maintained and tidy lawn surrounded by bushes and shrubs. The back of the garden benefits from a well-thought out summerhouse which is currently being used as a home office and storage space.

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Lower Court Road, EPSOM

- 3 Bedrooms
- Semi-Detached
- Off street parking
- Extended family home
- 0.5 Miles to Epsom railway station

Tenure: Freehold EPC Rating: C

£675,000

Lower Court Road is set within the Chase area of Epsom, highly popular for those that require a plethora of Outstanding schools and transport links to London. Epsom high street is approx. 0.5 miles away and features The Ashley shopping centre, Epsom Playhouse theatre, ample restaurants and public houses.

For commuters you are treated to direct train links to London Waterloo, London Victoria and London Bridge, whilst Londons M25 is only a short drive away providing access to central London and nearby Heathrow and Gatwick airports.



Please note the marker reflects the postcode not the actual property

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Property Ref:
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