



Lower Court Road, Epsom, KT19 8SW

welcome to

Lower Court Road, Epsom

Barnard Marcus are delighted to welcome to the market this two / three bedroom semi-detached family home situated on a popular road with off street parking, garage and within walking distance to Epsom station featuring frequent direct trains to London Waterloo, Victoria and London Bridge.



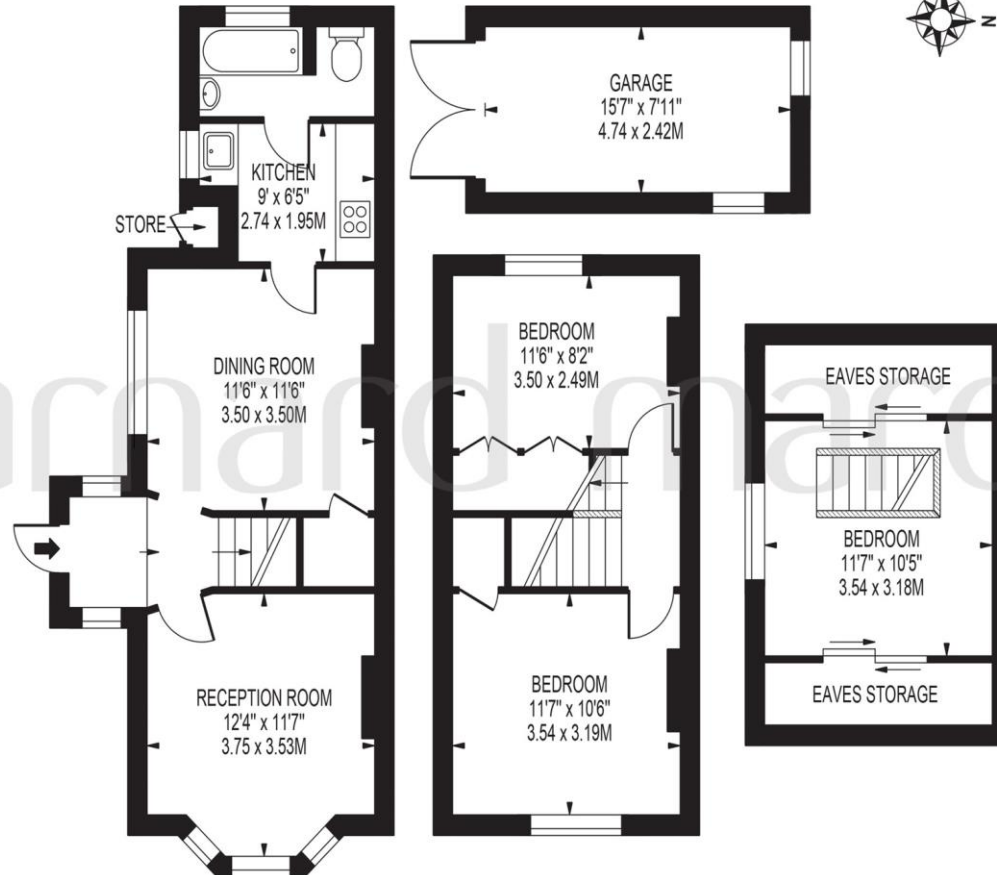
LOWER COURT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 924 SQ FT - 85.87 SQ M

(INCLUDING EAVES STORAGE EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 79 SQ FT - 7.35 SQ M

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 123 SQ FT - 11.47 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.

We are delighted to welcome this lovely two / three bedroom semi-detached family home to the market. The property is situated on a corner plot just a stones throw from a handy parade of shops and café.

The property offers off street parking and a garage to the front and is set across three floors.

The ground floor offers a generous sized living room double glazed to the front aspect and leads through the hallway to a spacious dining room, which flows on to a fitted galley kitchen, and the ground floor is completed by a bathroom with three piece suite.

The first floor offers two double bedrooms and there is a loft room for bedroom three with plenty of eaves storage.

The property is within walking distance to Epsom station with frequent direct trains to London and Epsom Town Centre offering a covered shopping centre and plenty of coffee shops, bars and eateries. There is also a host of excellent local schools and nurseries and court recreational park is just a few minutes away.

welcome to

Lower Court Road, Epsom

- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Corner Plot Position with Space to Extend (STPP)
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109582



Property Ref:
EPS109582 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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