



Lower Hill Road, Epsom

Guide Price £640,000



## Lower Hill Road

Epsom

NO ONWARD CHAIN - Spacious 3-bed semi-detached bungalow with garage, parking, and south-facing garden. Close to town centre and station. Great potential. |Not to be missed - call today to view!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No Onward Chain
- Semi-Detached Bungalow In Sought After Location
- Some Modernisation Required
- Spacious Reception
- Kitchen/Breakfast Room
- Three Generous Bedrooms
- Garage & Additional Storage
- South Facing Garden
- Off Street Parking
- Close To Town Centre & Station

Offered to the market with no onward chain, this semi-detached bungalow represents a rare opportunity to acquire a spacious and adaptable home in a highly sought-after location. While the property would benefit from some modernisation, it offers excellent potential for buyers to update and personalise to their own tastes.

The accommodation is well proportioned and includes a generous reception room, ideal for both relaxing and entertaining, along with a good-sized kitchen/breakfast room offering ample space for everyday cooking. There are three well-balanced bedrooms, making the property suitable for families, guests, or those requiring flexible living arrangements. A centrally positioned family bathroom, with bath and separate shower, serves all bedrooms.

A garage with additional storage to the rear, adds to the practicality of the home, while off-street parking ensures convenience for both residents and visitors.

Externally, the property enjoys a good size south-facing garden, which is a particular highlight. This sunny outdoor space is ideal for al fresco dining, gardening, or simply relaxing in a peaceful setting.

The location is especially appealing, with the town centre and railway station nearby, offering easy access to local amenities, shops, and transport links.

Early viewing is highly recommended to fully appreciate the potential and desirable setting of this property.



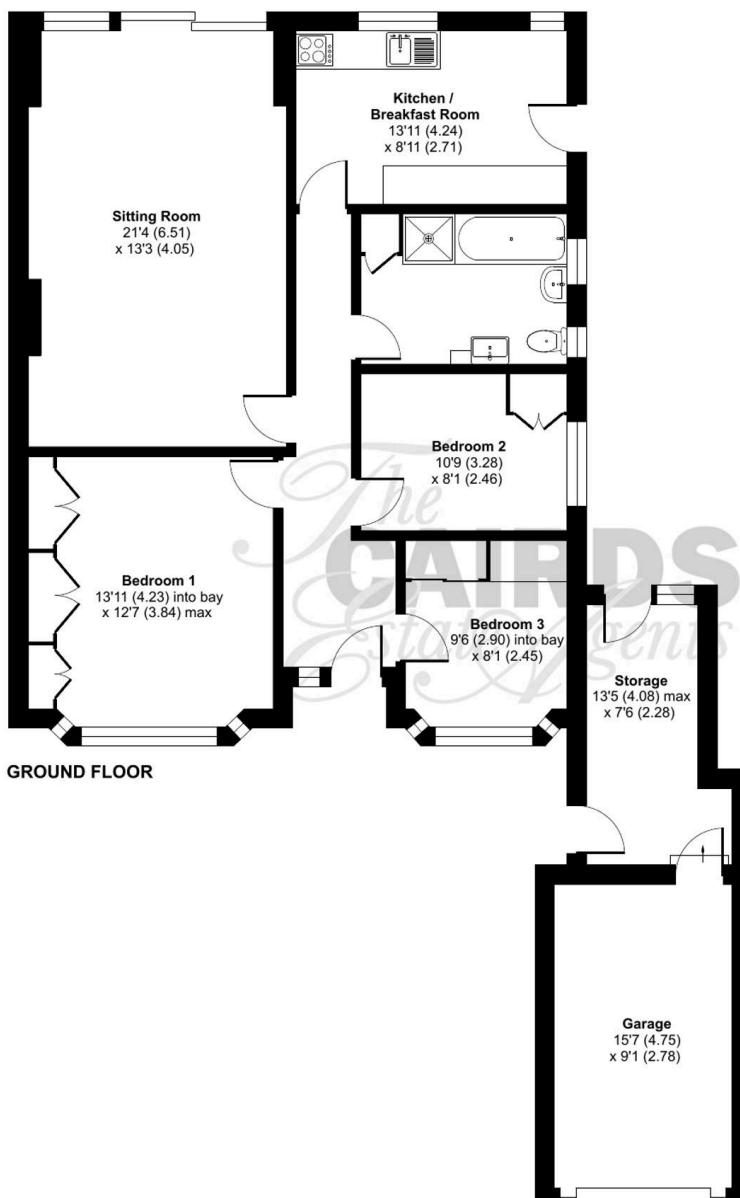
# Lower Hill Road, Epsom, KT19

Approximate Area = 963 sq ft / 89.4 sq

Garage = 233 sq ft / 21.6 sq m

Total = 1196 sq ft / 111 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.  
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## Cairds The Estate Agents

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