



Upper Court Road, Epsom

In Excess of £599,999



## Upper Court Road

Epsom

Characterful Victorian semi-detached house in sought-after location on the periphery of Chase Estate. Spacious and well-presented with period features and modern conveniences, versatile accommodation, generously sized rear garden, excellent transport links and outstanding schools nearby. Perfect family home!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Character Victorian Semi
- Well Presented
- Popular Location
- Versatile Accommodation
- Feature Fireplaces
- Three/Four Bedrooms
- Galley Kitchen
- Ground Floor Bathroom
- Long Rear Garden
- Walking Distance To Town Centre & Station
- Catchment Area For Outstanding Schools



Nestled in a sought-after location, on the periphery of the popular Chase Estate, this characterful Victorian semi-detached house offers a unique opportunity to acquire a spacious and well-presented home.

The property boasts a charming mix of period features and modern conveniences, showcasing beautiful feature fireplaces. Spread over three floors, this inviting residence offers versatile accommodation with three/four bedrooms, making it ideal for families or those seeking extra space. The third bedroom is accessed from the master bedroom, offering the flexibility for a fabulous dressing room or hobbies area if required. Whilst the generous second bedroom hosts the stairs that lead up to the second floor mezzanine level which has space for a double bed, or provides the perfect snug.

The ground floor comprises two reception rooms which seamlessly flow together, perfect for entertaining guests or relaxing with loved ones. The galley kitchen with breakfast bar area offers ample storage and workspace, while the ground floor bathroom provides convenience and practicality for every-day living.

Stepping outside, the property offers a generously sized rear garden with large decked terrace area, perfect for al-fresco dining and enjoying the sunshine.

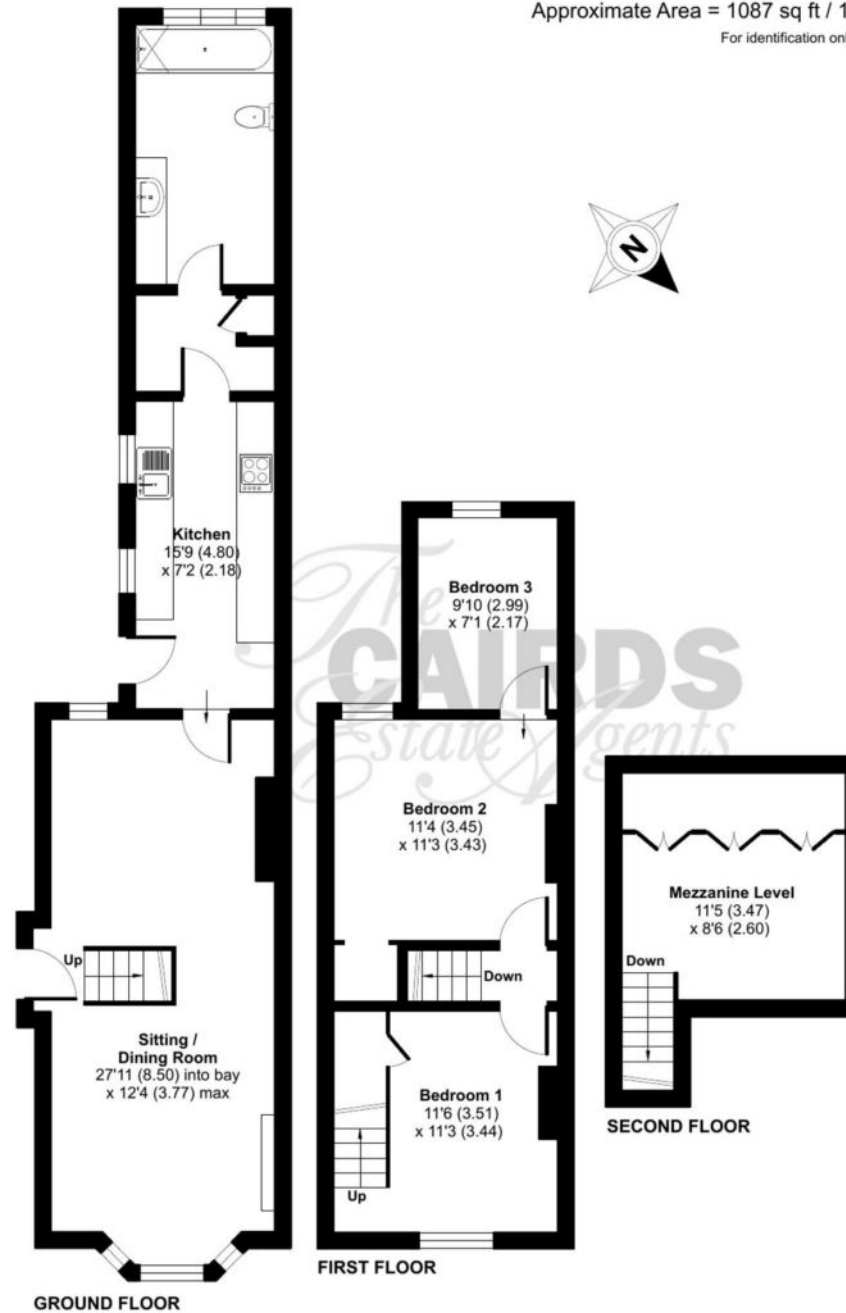
Situated within walking distance to the town centre and the train station, this home benefits from excellent transport links and easy access to local amenities. Additionally, being in the catchment area for outstanding schools, this property is perfect for families looking to give their children access to top-quality education.

Don't miss out on this fantastic opportunity to own a characterful home in a prime location – book your viewing today!

# Upper Court Road, Epsom, KT19

Approximate Area = 1087 sq ft / 100.9 sq m

For identification only - Not to scale







## Cairds The Estate Agents

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