

The PERSONAL Agent

Courtlands Drive, Epsom

Guide Price £635,000

Epsom

- No Onward Chain
- Potential to Extend Subject To Planning Permissions
- Garden Room to Rear of Garage
- Downstairs WC
- Galley Kitchen
- Two Reception Rooms
- Three Bedroom Semi Detached House
- Off Street Parking
- Family Bathroom

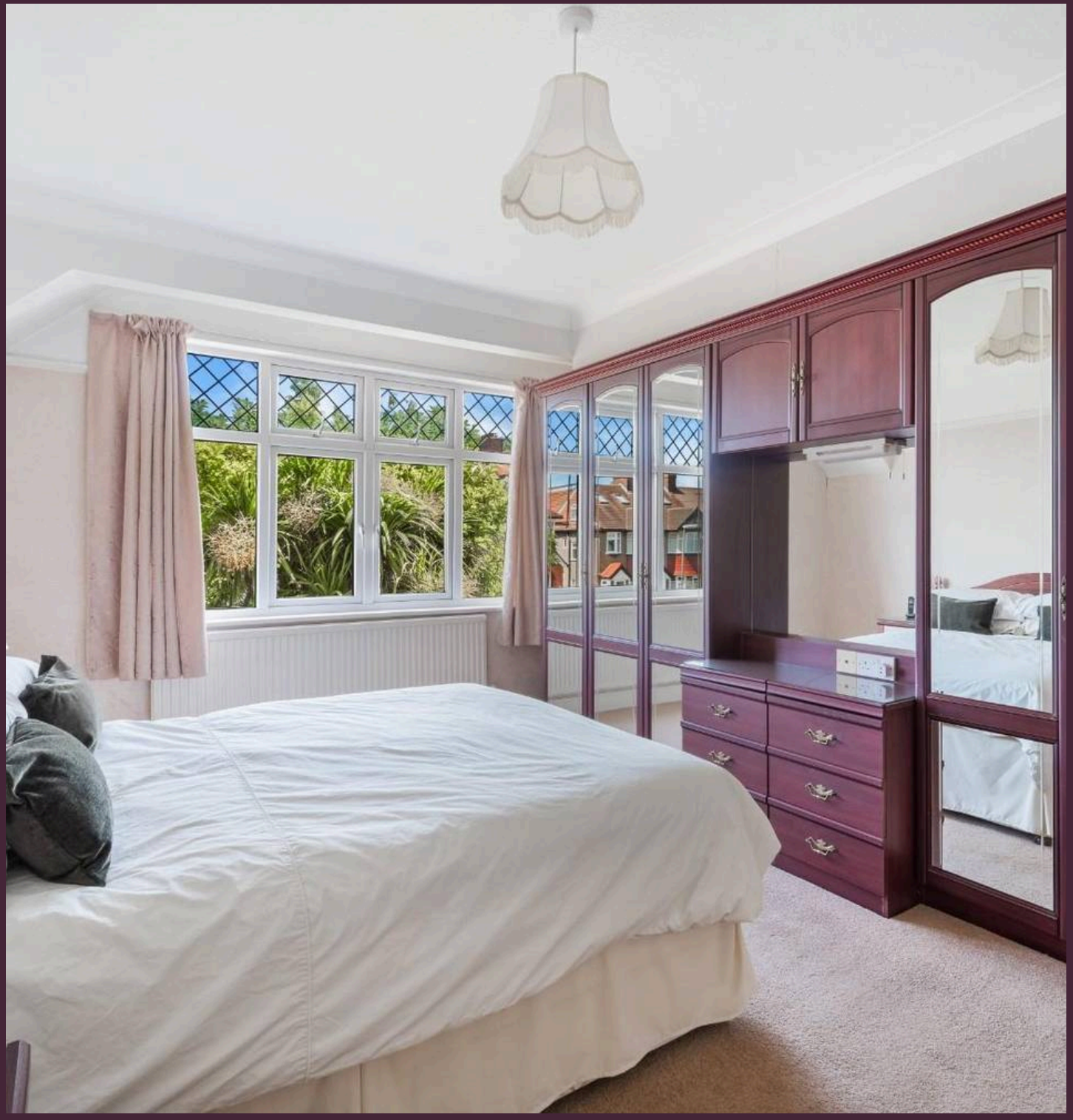
Offered to the market with no onward chain, this three bedroom semi detached home presents an excellent opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers well balanced accommodation, generous room sizes and significant scope to improve, remodel and extend (subject to the usual planning permissions). The ground floor comprises a welcoming entrance hall, a spacious front reception room, a separate dining room overlooking the rear garden, a fitted kitchen and a convenient downstairs WC. The layout lends itself perfectly to modern open plan living, should a purchaser wish to reconfigure the space.













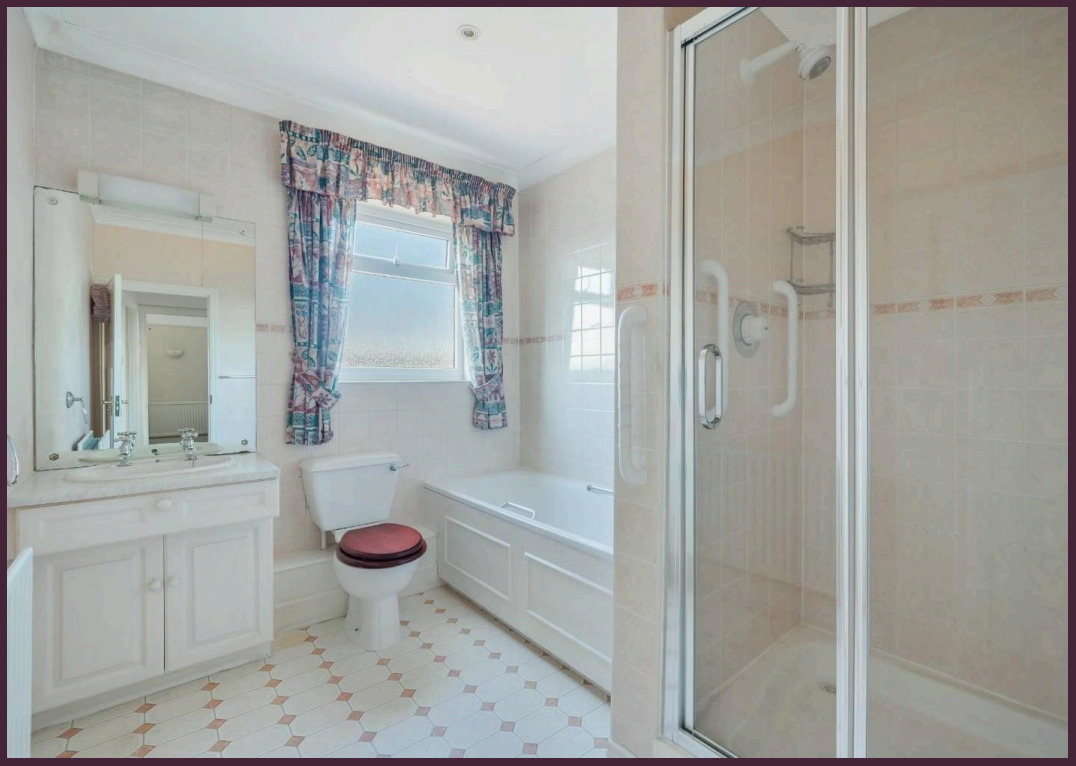
Council Tax band: TBD

Tenure: Freehold

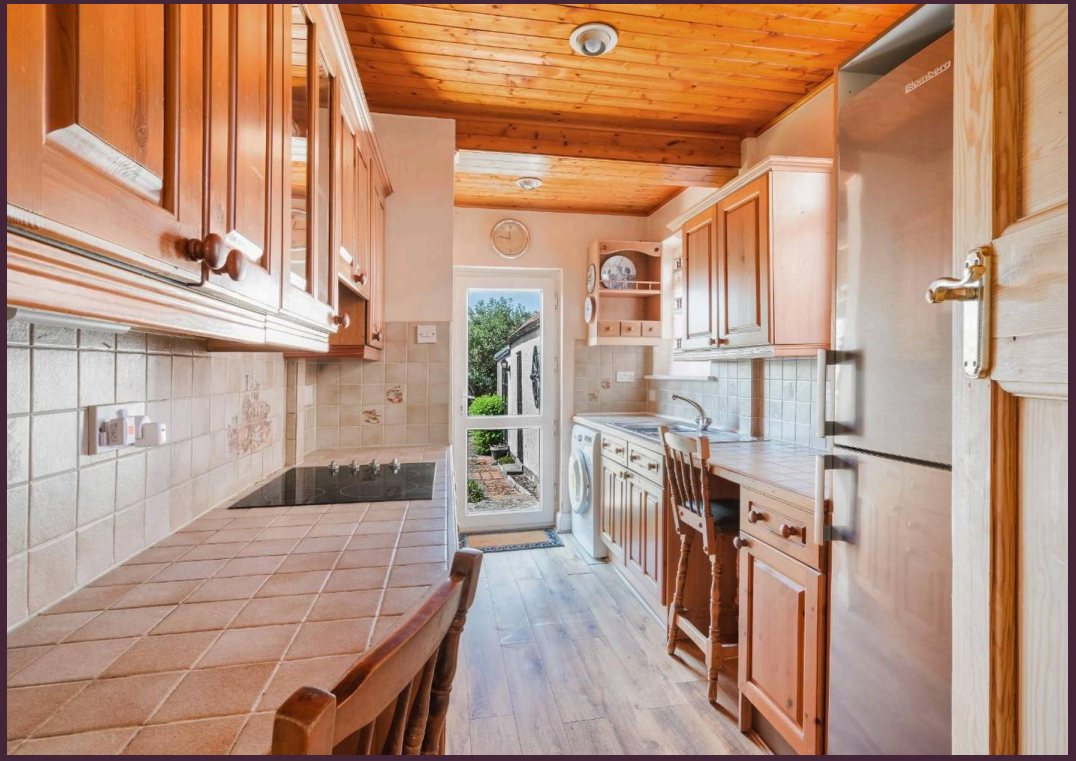
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









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Total Area: 1279 SQ FT • 118.86 SQ M
(Including Garage & Sunroom)
Garage Area : 153 SQ FT • 14.19 SQ M
Sunroom Area : 81 SQ FT • 7.56 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



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