



Lower Court Road, Epsom

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- Semi detached family home
- Four bedrooms
- Over 1400 sq ft of accommodation
- Modern kitchen with space for a dining table
- Two receptions
- Four piece bathroom
- En suite shower room
- Landscaped rear garden
- Parking for several cars and EV Charger
- Catchment of Ofsted Outstanding schools

Set in a superb position, just a short walk from mainline rail links and Epsom High Street, as well as being in the catchment area for Stamford Green Primary, Rosebery and Glyn Secondary (all Ofsted Outstanding), this beautiful semi detached home has been the subject of multiple upgrades to create a practical, tasteful and stylish layout.

From the moment you step inside, the sense of light and space is immediately apparent. The impressive reception room creates a striking first impression, with its contemporary colour palette, elegant lighting and expansive proportions offering the perfect setting for cosy evenings, movie nights or hosting friends. Plantation shutters, sleek tiled flooring and carefully curated finishes add a sophisticated yet comfortable feel throughout the home.

At the heart of the property, the stylish kitchen has underfloor heating and has been designed with everyday living in mind. Contemporary cabinetry, generous worktop space and space for a dining table make it equally suited to busy mornings, relaxed family meals and weekend entertaining. The kitchen door opens directly onto the landscaped garden, seamlessly connecting indoor and outdoor living.

A particularly attractive feature of the home is the ground floor bedroom suite with under floor heating, providing flexible accommodation ideal for guests, multi-generational living or those seeking single level convenience. Complete with its own contemporary ensuite shower room, again with underfloor heating, this space offers both privacy and practicality.

Upstairs, the remaining bedrooms are beautifully presented, each offering a calm and tranquil retreat with a blend of character features and modern styling. The luxurious family bathroom has been finished to an exceptional standard and features a four-piece suite including a freestanding



bath tub and separate shower, creating a true spa-like feel.

Outside, the lifestyle appeal continues. The landscaped rear garden has been designed as a private sanctuary, complete with a superb covered seating area ideal for alfresco dining, summer gatherings or simply unwinding in all seasons. The combination of decking, mature greenery and stylish outdoor entertaining space creates a true extension of the home.

To the front, the property benefits from generous off-street parking for multiple vehicles, together with the added convenience of an EV charging point, perfectly suited to modern living.

Extending to approximately 1,428 sq. ft, this superb property offers flexible accommodation perfectly suited to modern lifestyles, all within easy reach of local amenities, excellent schools and transport connections.

Epsom is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St

Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council Tax Band -





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Total Area: 1428 SQ FT • 132.63 SQ M



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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC

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