



Lower Court Road, Epsom

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached Victorian House
- Three Bedrooms
- Two Reception Rooms
- Modern Galley Style Kitchen
- Contemporary Family Bathroom
- Off Street Parking
- Highly Sought After Epsom Location
- No Onward Chain
- Potential to Extend (STPP)





Lower Court Road

An attractive three double bedroom semi-detached Victorian house with two reception rooms and off street parking situated in a convenient location for Epsom mainline station and sought after schools.

The ground floor accommodation offers a bay fronted lounge, separate dining room leading to a galley style fitted kitchen and a modern ground floor bathroom.

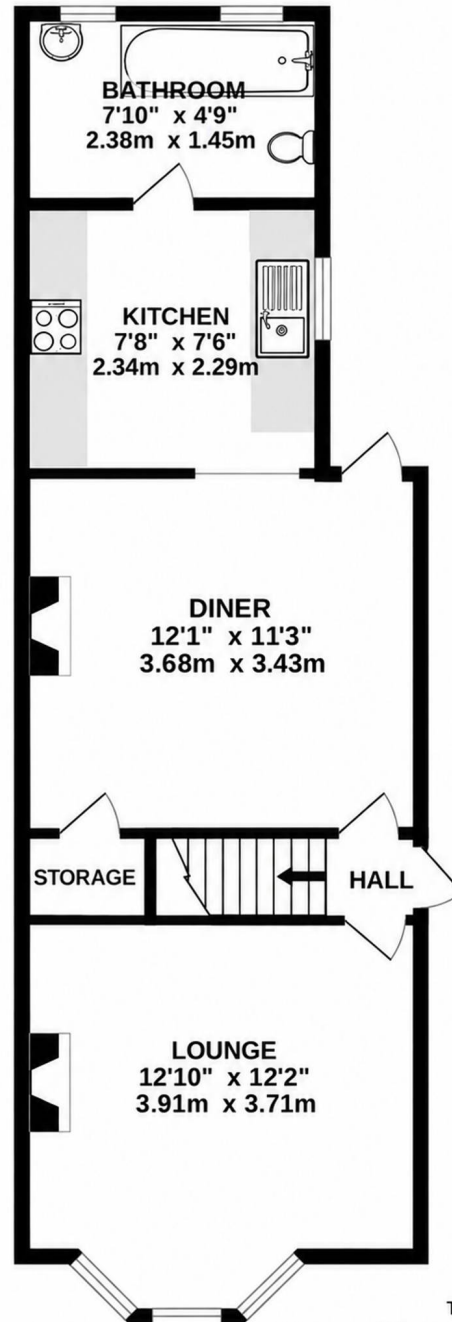
Upstairs are three well-proportioned double bedrooms.

The rear patio garden has the potential to be re-landscaped to provide a potentially charming cottage style garden.

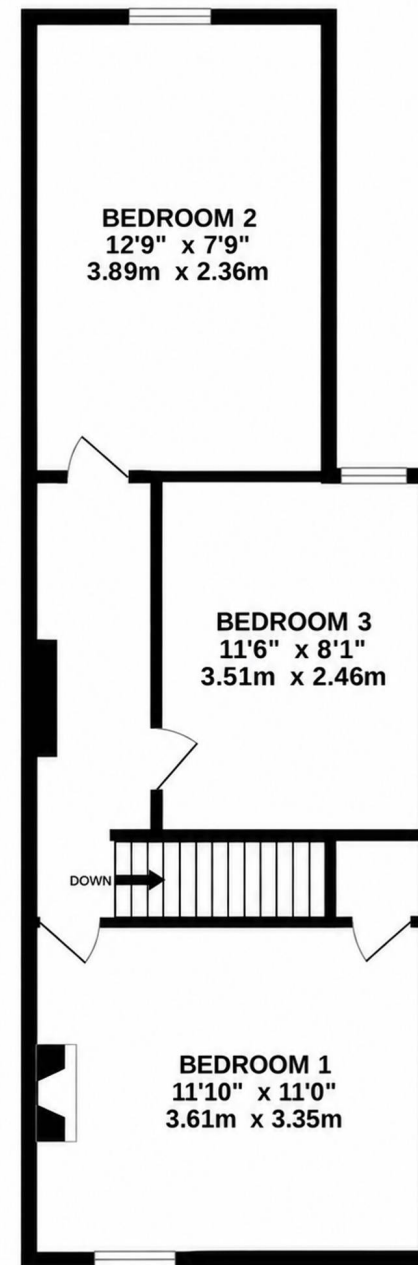
The property further benefits from off street parking, a rare and valuable feature in this desirable area. With the added advantage of no onward chain, the home is ready for immediate occupation, allowing for a smooth and hassle-free purchase.



GROUND FLOOR
750 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.