



Lower Court Road, Epsom

Guide Price £750,000



## Lower Court Road

Epsom

Spacious extended three-bedroom semi with modern kitchen/diner, three bathrooms, two receptions, loft room & off-street parking. Close to town, station, schools, and amenities. Stylish, flexible, and well maintained.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Extended Semi
- Beautifully Presented
- Bright Contemporary Kitchen/Diner
- Two Receptions
- Three Bedrooms
- Three Bathrooms
- Loft Room
- Well Maintained Garden
- Off Street Parking For 2 Cars
- Short Walk To Town Centre & Station



This superbly presented three-bedroom semi-detached home offers a fantastic opportunity to purchase a spacious and adaptable family property in a highly desirable location, within easy walking distance of the town centre and railway station.

Extended and upgraded to a high standard, the property provides generous and flexible accommodation perfectly suited to modern family life. The ground floor features two spacious reception rooms, offering excellent spaces for both everyday living and entertaining. At the heart of the home is a bright and contemporary kitchen/dining room, fitted with stylish cabinetry, integrated appliances, and ample worktop space, creating an ideal environment for family meals and social occasions. Two modern bathrooms on the ground floor add further convenience and practicality for busy households.

On the first floor, there are three well-sized bedrooms, each offering comfortable and versatile living space. The home also benefits from a useful loft room, providing additional accommodation that could serve as a home office, playroom, hobby room, or occasional guest space. A further contemporary bathroom on the first floor ensures ample facilities for a growing family.

The property is presented in excellent condition throughout, featuring tasteful décor and attractive fixtures and fittings that create a warm and inviting atmosphere. To the rear, a well-maintained garden provides an enjoyable outdoor space for relaxation and entertaining, while the front of the property benefits from off-street parking for two vehicles, offering added convenience for both residents and guests.

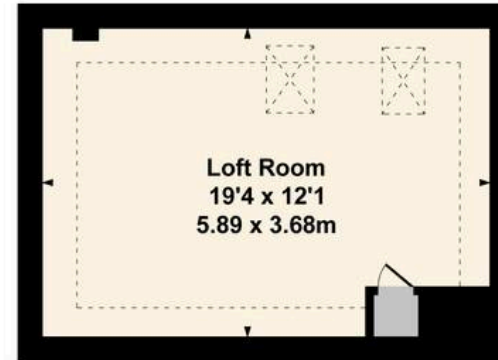
Ideally positioned close to a wide range of local amenities, highly regarded schools, and excellent transport connections, this impressive home combines space, style, and practicality in equal measure. Early viewing is strongly recommended to appreciate all that this exceptional property has to offer.

### Approximate Gross Internal Area

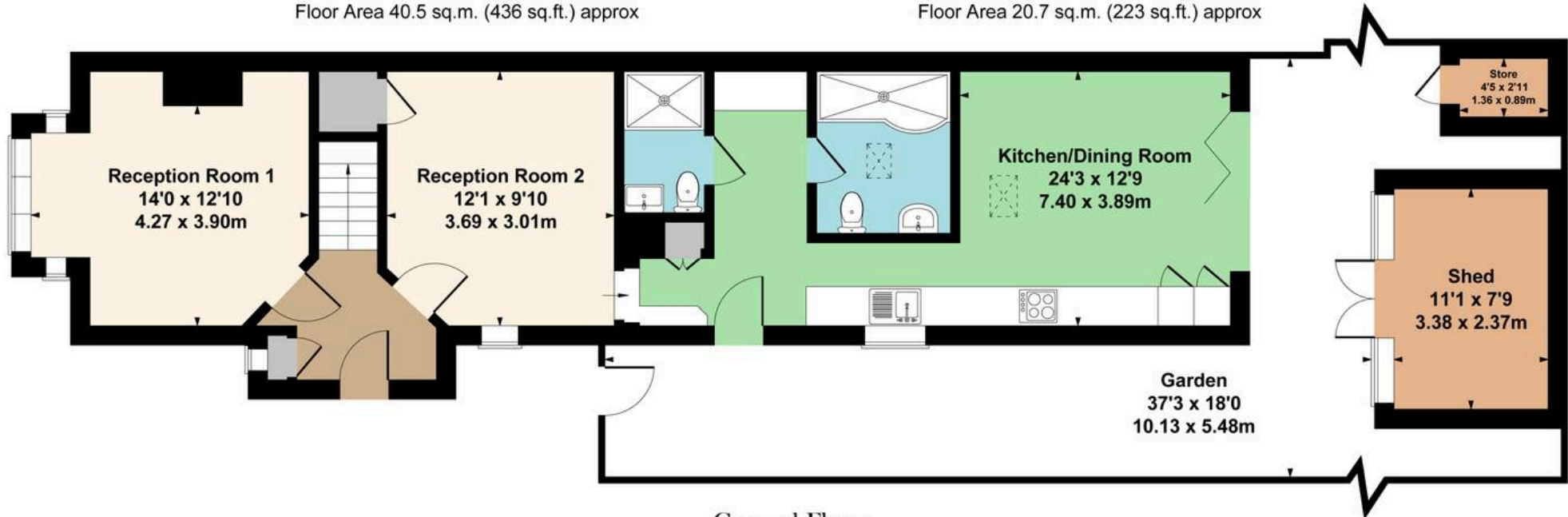
House 132.7 sq. m. (1429 sq. ft.)  
Outbuildings 9.2 sq. m. (99 sq. ft.)  
Total 141.9 sq. m. (1528 sq. ft.)



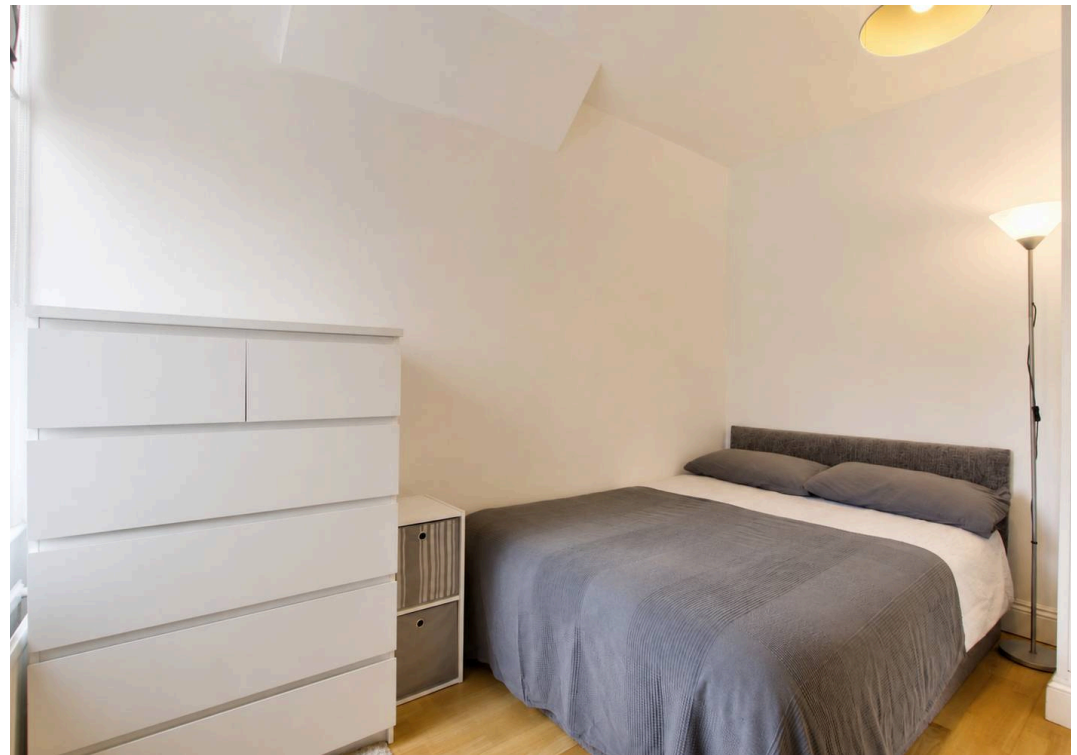
**First Floor**  
Floor Area 40.5 sq.m. (436 sq.ft.) approx



**Second Floor**  
Floor Area 20.7 sq.m. (223 sq.ft.) approx



**Ground Floor**  
Floor Area 71.5 sq.m. (770 sq.ft.) approx  
Outbuildings 9.2 sq.m. (99 sq.ft.) approx





## Cairds The Estate Agents

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