



## 31 Lower Court Road

Epsom, KT19 8SW

**Asking price £525,000**

A wonderful example of a Victorian semi-detached family home, situated in a highly sought-after and convenient Epsom location, offering easy access to Ewell Village. Presented in excellent condition throughout and offered to the market with no onward chain, this attractive property makes an ideal family home.

Upon entering, you are welcomed by a bay-fronted living room featuring wood flooring and a charming feature fireplace. A second reception room provides direct access to the rear garden and also benefits from wood flooring, understairs storage and a further feature fireplace. This leads through to a modern galley-style kitchen, which in turn provides access to a contemporary family bathroom suite with an over-bath shower.

To the first floor, there are three bright family bedrooms and access to the loft. Externally, the property offers off-road parking for two cars to the front, while the rear enjoys a secluded garden with a large patio area and side access.

Further benefits include excellent scope to extend, subject to the necessary planning permissions, and the advantage of being sold with no onward chain.

- Sold with no onward chain!
- Semi-detached character period home
- Great potential to extend (Stpp)
- Two bright separate reception rooms
- Modern equipped kitchen
- Downstairs family bathroom with shower
- Three large bedrooms
- Off street parking for x2 cars
- Easy access to Epsom town center and transport hub
- Within the catchment for outstanding nurseries & schools for all ages

### Viewing

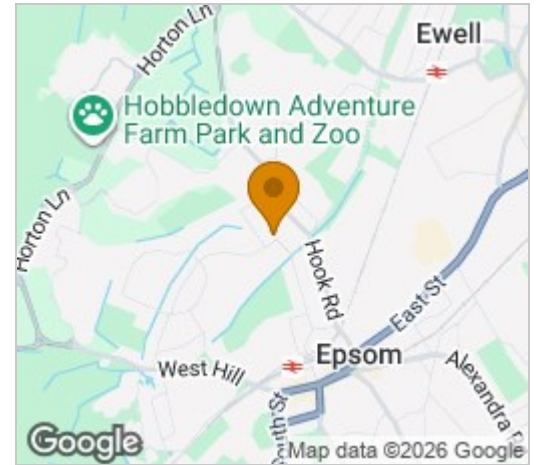
Please contact our Burlington Estate Agents Office on 02086439490 if you wish to arrange a viewing appointment for this property or require further information.



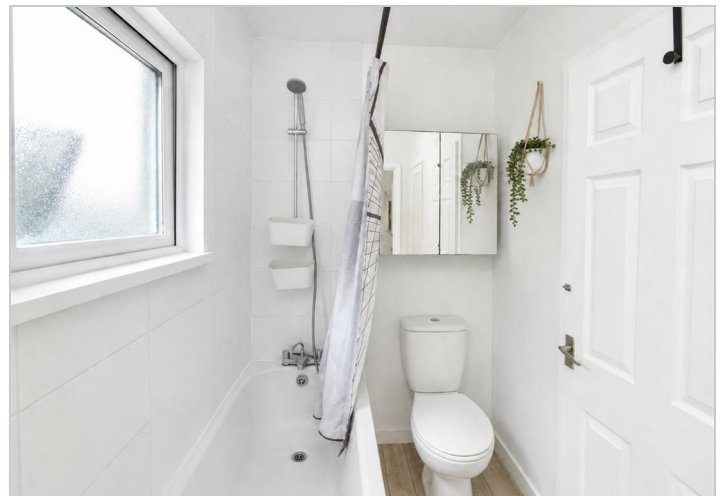
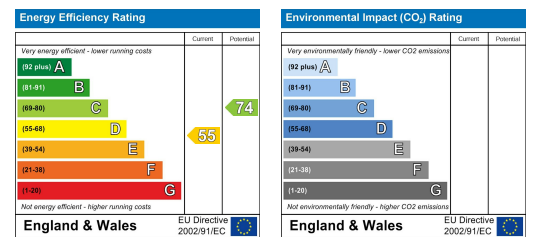
## Floor Plan



## Area Map



## Energy Efficiency Graph



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