





LOWER COURT

EPSOM, KT19 8SN

**A Character Semi Detached House
Close To Town
Refurbished and Modernised**

**Three Bedrooms • Useful Loft Room
Two Reception Rooms
Modern Fitted Kitchen
Modern Shower Room
Sealed Unit Double Glazed Windows
Gas Central Heating to Radiators
Enclosed 72ft Rear Garden
Off Street Parking • Timber Summerhouse**



SITUATED within easy reach of Epsom Town Centre, approximately 0.7 of a mile distant, including The Ashley Shopping Centre, the town offers an extensive selection of shops, bars and restaurants together with mainline station providing regular services to Waterloo, Victoria and London Bridge. A character semi detached house which has been modernised to include double glazed windows, re wiring, new kitchen and bathroom with electric under floor heating and new gas fired combination boiler. The accommodation provides 3 good size bedrooms, useful attic room and 2 reception rooms whilst outside the garden extends to over 70ft in length with timber summerhouse.

GROUND FLOOR

ENTRANCE HALL

Part glazed Victorian style front door, built in cupboards & alcoves, stairs to first floor, panel door to:

SITTING ROOM 12'11" × 11'11" (3.94m × 3.63m)

into rectangular bay window, 2 double radiators, sealed unit double glazed sash windows, wood effect floor, picture rail, attractive fireplace with painted timber surround and mantel, fitted cupboard to side and display cupboards.

DINING ROOM 11'11" × 11'1" (3.63m × 3.38m)

under stairs storage area, wood effect floor, radiator, picture rail, double glazed stable door to garden, opening to

MODERN FITTED KITCHEN 9'4" × 7'5" (2.85m × 2.26m)

fitted with a range of cream fronted shaker style wall and floor units, contrasting work surfaces, inset white ceramic one and half bowl sink unit, mixer tap, built in stainless steel oven, inset 4 ring gas hob, integrated dishwasher, space for fridge/freezer, plumbing and space for washing machine, two sealed unit double glazed windows, electric under floor heating, door to:

SHOWER ROOM

modern white suite comprising low profile shower tray, tiled walls, fixed curved glazed screen, thermostatic shower unit, rainfall shower and hand held shower, pedestal wash hand basin, mixer tap, fitted mirror, obscure sealed unit double glazed window, chrome electric heated towel rail, electric underfloor heating.

FIRST FLOOR

FIRST FLOOR LANDING

picture rail and dado rail, radiator, access to loft room via wooden sliding ladder, door to:

BEDROOM 1 11'11" × 11'3" (3.63m × 3.43m)

front aspect, radiator, sealed unit double glazed sash window, built in wardrobe, built in glazed fronted display cupboard, fitted double wardrobe to side, high level fitted display shelves and storage cupboards, picture rail.

BEDROOM 2 11'2" × 8'10" (3.40m × 2.69m)

radiator, sealed unit double glazed sash window, picture rail.

BEDROOM 3 11'1" × 7'5" (3.38m × 2.26m)

radiator, sealed unit double glazed sash window, rear aspect, picture rail, two fitted wardrobes, fitted desk between, one wardrobe housing ideal combination gas fired boiler for central heating and domestic hot water.

SECOND FLOOR

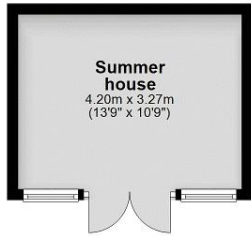
LOFT ROOM 12' × 11'7" (3.66m × 3.53m)

maximum ceiling height 7ft 3', sealed unit double glazed side window, radiator, access to two eaves storage areas.



Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (394.7 sq. feet)



Second Floor

Approx. 12.7 sq. metres (137.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)

OUTSIDE

FRONT GARDEN

Double width paved driveway with side footpath and pedestrian side gate providing access to the garden.

REAR GARDEN

The rear garden extends to approx 72ft in depth, enclosed by 1.8m high panel fencing, mainly laid to lawn with surrounding flower borders, variety shrubs & plants, paved patio, outside tap, rear covered area, timber summerhouse and timber decked area.

SUMMERHOUSE 13'9" x 10'9" (4.19m x 3.28m)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

VIEWING STRICTLY BY

APPOINTMENT ONLY THROUGH THE VENDORS AGENTS HUGGINS EDWARDS & SHARP

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68	76
39-54	E		
21-38	F		
1-20	G		



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF C & C ESTATES SOUTHERN LTD, A LIMITED COMPANY REGISTERED IN ENGLAND & WALES. COMPANY NUMBER 15446105. REGISTERED OFFICE: 4 BETCHWORTH PLACE, DORKING, RH4 1BF. C & C ESTATES SOUTHERN LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

