



61 LOWER HILL ROAD, EPSOM KT19 8LS

MICHAEL EVERETT & Co

... A Moving Experience

61 Lower Hill Road Epsom Surrey KT19 8LS

A spacious and well presented 4 bedroom character detached property located in a highly desirable residential road, situated on the sought after Chase Estate in Epsom. The property has been well maintained with the benefit of no onward chain.

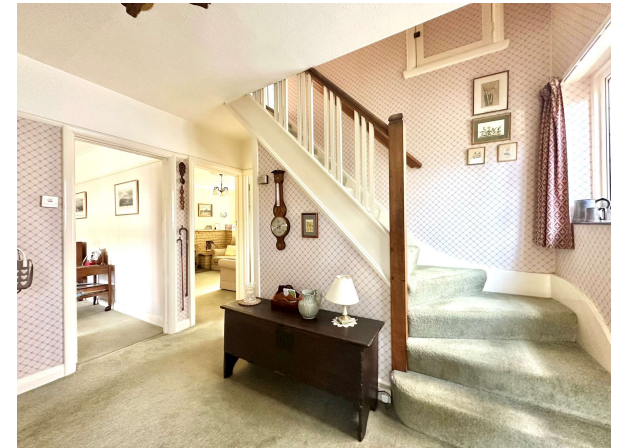
Accommodation and amenities

Spacious Hall • Sitting Room • Dining Room • Kitchen •
Cloakroom with WC • Master Bedroom • 3 Further Bedrooms •
Family Bathroom • Well Established Rear Garden with Patio •
Garage • Off street parking for 1-2 Vehicles •

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to central London and both Heathrow and Gatwick Airports. The mainline railway

provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Stamford Green Primary and Nursery School, Rosebery Girls School, Glyn School, Kingswood House School, Epsom College, City of London Freeman's School. Epsom Town Centre with its extensive range of shops is within walking distance. Epsom also has some of the country's most delightful countryside including the famous Epsom Racecourse, home of the 'Derby' and Epsom Common, a Local Nature Reserve, offering wonderful walks through ancient woodland.





This Four bedroom spacious detached property has been well maintained and offers generous accommodation. It is situated in this popular location with a short walk to Stamford Green School and Epsom Common.

On the ground floor, leading from the reception hall are the principal reception rooms including the sitting room, dining room, kitchen with comprehensive range of eye level units with cupboards and drawers below, sink unit with mixer taps, splash backs, and worksurface, space for cooker, space for fridge/freezer, space for dishwasher. Garden door opening into lean-to with doors to front and rear gardens, with two cupboards with space and plumbing for washing machine and fridge Cloakroom: with low level WC.

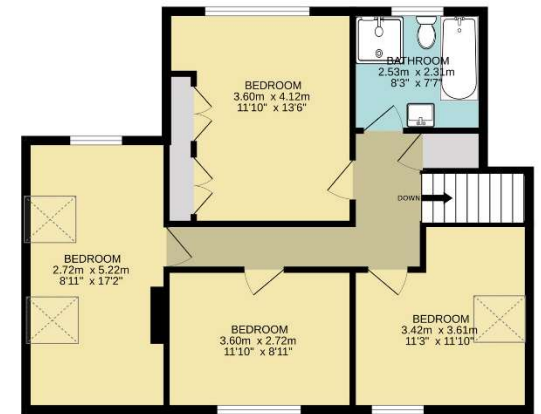
On the first floor are four bedrooms with modernized family bathroom with bath, large shower cubicle, pedestal wash handbasin with WC.

Outside the garden is well established, immediately to the rear of the property is a patio leading to lawned area with flowering borders. There is an additional vegetable garden with pond, fruit trees and greenhouse. The garden enjoys a sunny aspect having been well maintained. To the front: with inset flowering borders, generous off-street parking for 1-2 vehicles. Garage.

Asking Price £875,000 Freehold



Ground floor
98.1 sq.m. (1056 sq.ft.) approx.



1st floor
65.4 sq.m. (704 sq.ft.) approx.

TOTAL FLOOR AREA: 163.5 sq.m. (1760 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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EPC Rating: D
Council Tax Band: F

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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

