



Lower Court Road, Epsom

The **PERSONAL** Agent

Guide Price £480,000

Freehold

- Victorian semi detached home
- Two double bedrooms
- Two reception rooms
- Well presented kitchen
- Modern shower room
- Useful boarded loft space with window
- Wrap around front, side & rear gardens
- Huge scope to extend (STPP)
- Walk To Town Centre
- Excellent School Catchment

The Personal Agent are proud to present this deceptively spacious Victorian semi detached house with a wrap around front, side and rear gardens, located in a sought after residential road within walking distance of Epsom town centre and railway station. The property also offers scope to convert the loft space in line with neighbouring properties, subject to the usual planning consents, if desired.

This home boasts well balanced accommodation and really benefits from a wonderful amount of natural light throughout.

Lower Court Road is very popular and located on the periphery of the Chase Estate, yet with excellent access to all of the surrounding amenities and transport links, with Epsom providing a commuter service to London Bridge, Waterloo and Victoria.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize move or considering school catchment, we recommend viewing this home.



The property comprises an entrance hall with doors to the front aspect living room with bay window with plantation shutters and a cast iron feature fireplace, dining room with large understairs cupboards and a well presented kitchen with door to a decked terrace, which is the perfect space for alfresco entertaining. The ground floor is completed by a modern and smart shower room.

On the first floor are two wonderfully proportioned double bedrooms and a loft hatch with ladder staircase providing access to the large boarded loft space with window, that provides significant scope for a full conversion if desired.

Outside to the front there are residents parking bays just meters from the front gate, located on Long Grove Road. The unique wrap around garden which is mainly laid to lawn with mature planting and screening and decked terrace which is ideal for alfresco dining.

The town centre and railway station are approximately 0.6 miles away, with a public footpath at the bottom of Manor Green Road

that provides easy walking access to the station, which takes on average around 12 minutes.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Freehold
Council Tax Band -D

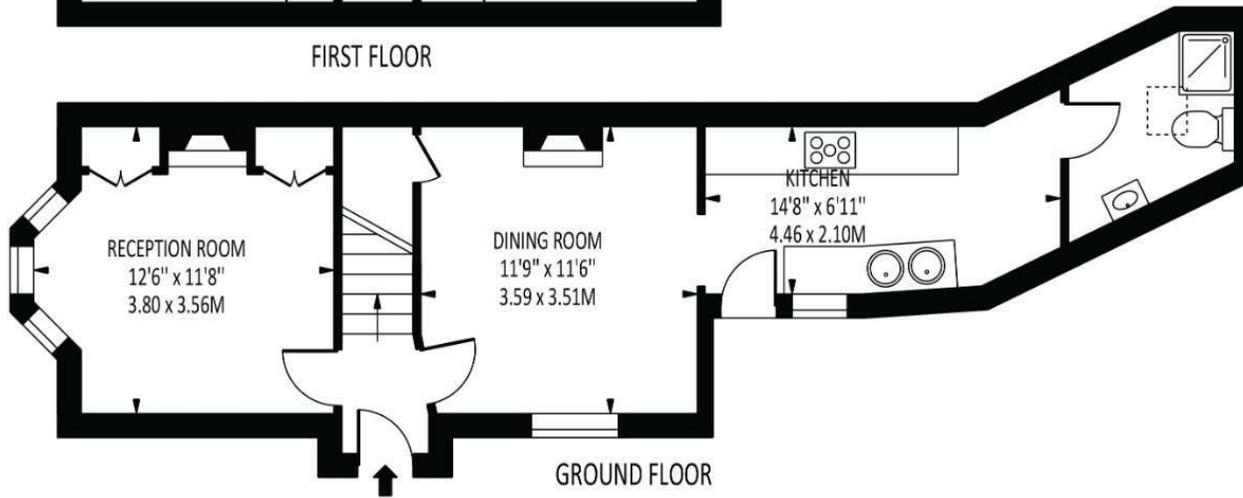
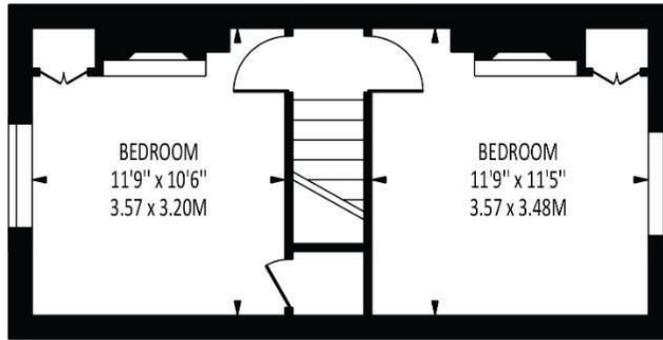




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Total Area: 768 SQ FT • 71.31 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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