



**patrick
gardner**
RESIDENTIAL

8 Lower Hill Road, Epsom, KT19 8LT

Price Guide £875,000



- ATTRACTIVE SEMI-DETACHED HOME
- FITTED KITCHEN WITH SEPARATE UTILITY
- FOUR BEDROOMS
- GARAGE SPACE FOR STORAGE/BIKES
- WELL POSITIONED FOR LOCAL SCHOOLS

- TWO RECEPTION ROOMS & CONSERVATORY
- FAMILY BATHROOM & SHOWER ROOM
- WELL MAINTAINED GARDEN
- AMPLE DRIVEWAY PARKING
- CLOSE TO SHOPS & STATION

Description

This well maintained four bedroom semi-detached home is accessed by a useful enclosed porch leading into hallway, with shower room and guest toilet off. The lounge, with bay window, overlooks the front whilst a further double reception at the rear benefits from doors leading into the kitchen and a conservatory, overlooking the garden. The kitchen offers a range of wall and base units with integrated hob and oven and ample space for white goods, a small breakfast bar and is complemented by separate utility room.

The bright first floor landing provides built in storage and access to four good sized bedrooms, each in good decorative order and some offering built in storage. This floor is served by a family bathroom and separate toilet.

Outside the garden is mostly laid to lawn with raised flower beds and patio area and storage sheds. To the front is a generous paved driveway for two vehicles with well maintained borders. The property further benefits from reduced size garage space with electric door providing useful storage and space for bikes.



Situation

Close to Epsom Town centre the area provides an excellent location for easy access to highly regarded state and private schools nearby including Stamford Green Primary, Epsom Primary School and Kingswood House School.

Epsom & Ewell West stations are within a short distance and offer services to London Waterloo, Victoria and London Bridge. Junction 9 of the M25 is just a few miles away in Leatherhead, connecting the area to the wider motorway network.

There is a wide choice of shopping and recreation facilities including the Ashley shopping Centre, a well appointed town centre, a theatre, a cinema and countless cafes, bars and restaurants.

Nearby country pursuits include the famous Epsom Downs (Home of the Derby) and the RAC country club at Woodcote Park, to name but a few.

Tenure

Freehold

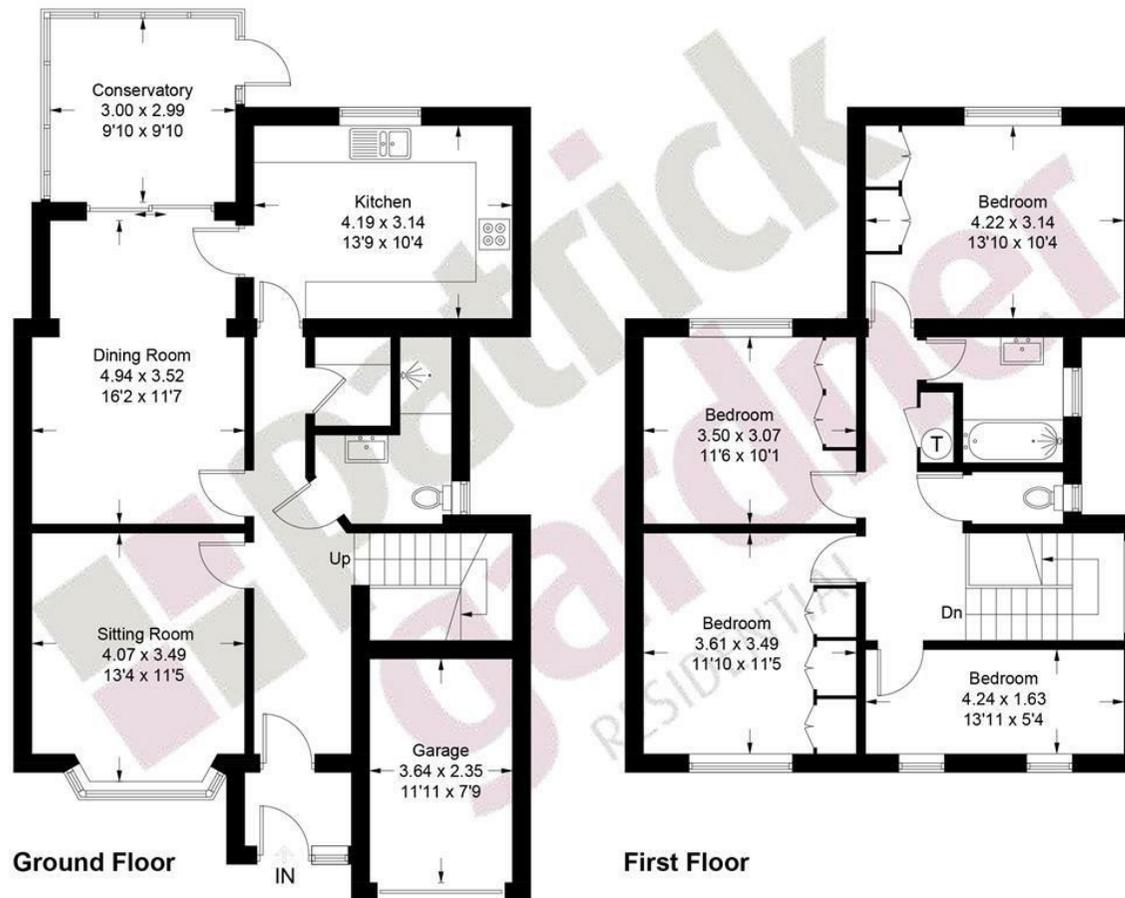
EPC

C

Council Tax Band

E

Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft
Garage = 8.6 sq m / 92 sq ft
Total = 154.0 sq m / 1657 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1278173)

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