



Lower Court Road, Epsom

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Attractive period home
- Offering scope & potential to extend (STPP)
- Three bedroom semi detached home
- Two reception rooms
- Downstairs shower room
- Driveway with parking
- Easterly facing garden
- Short walk to town & station
- Good school catchments

This charming Victorian semi-detached home offers an exciting opportunity, combining period character with excellent future potential. Beautifully presented and ready to enjoy, the property features versatile accommodation, an attractive Easterly facing rear garden and private driveway with off-street parking.

Ideally located on the edge of the highly regarded Chase Estate, Lower Court Road provides easy access to Epsom's shops, restaurants, leisure facilities and excellent transport links. Epsom railway station offers regular services to London Bridge, Waterloo and Victoria, making it ideal for commuters.

The property also offers scope to update, personalise and potentially extend, subject to the necessary planning permissions, providing buyers with the opportunity to create a home tailored to their individual needs.

Stepping inside, you're immediately welcomed by a layout that offers an impressive degree of flexibility, making the home well suited to a variety of lifestyles.



The ground floor features two inviting reception rooms, with the front reception centred around an attractive feature fireplace, while the second enjoys direct access to the secluded Easterly facing rear garden, creating an effortless connection between indoor and outdoor living. A contemporary kitchen with integrated appliances, a stylish modern shower room and useful understairs storage complete the ground floor accommodation.

Upstairs, the property offers three generously proportioned bedrooms, all providing comfortable and versatile living space.

Externally, the home continues to impress with a private driveway providing off street parking, convenient side access and a well screened Easterly facing rear garden, offering an ideal setting to relax or entertain.

Epsom offers an appealing balance of countryside tranquillity and everyday convenience, with leafy streets surrounding a vibrant town centre. The Ashley Centre, twice-weekly traditional market, independent cafés and restaurants provide plenty of choice for shopping, dining and socialising.

For leisure, residents can enjoy Horton Country Park, Epsom Common and the iconic Epsom Downs Racecourse, offering beautiful surroundings for walking, cycling and outdoor activities.

The town is well served by a range of educational options, including highly regarded state schools such as Rosebery Girls School and Glyn Boys School, alongside strong primary schools. Independent options include Epsom College, Freemans and Downsend, while UCA and Laines Theatre Arts add to the town's creative character.

Transport links are excellent, with frequent direct services from Epsom station to London Victoria and Waterloo, with journey times of approximately 35–45 minutes. The M25 and A3 are easily accessible by road, while Heathrow and Gatwick airports are both around a 35-minute drive away.

Tenure- Freehold
Council tax band- D

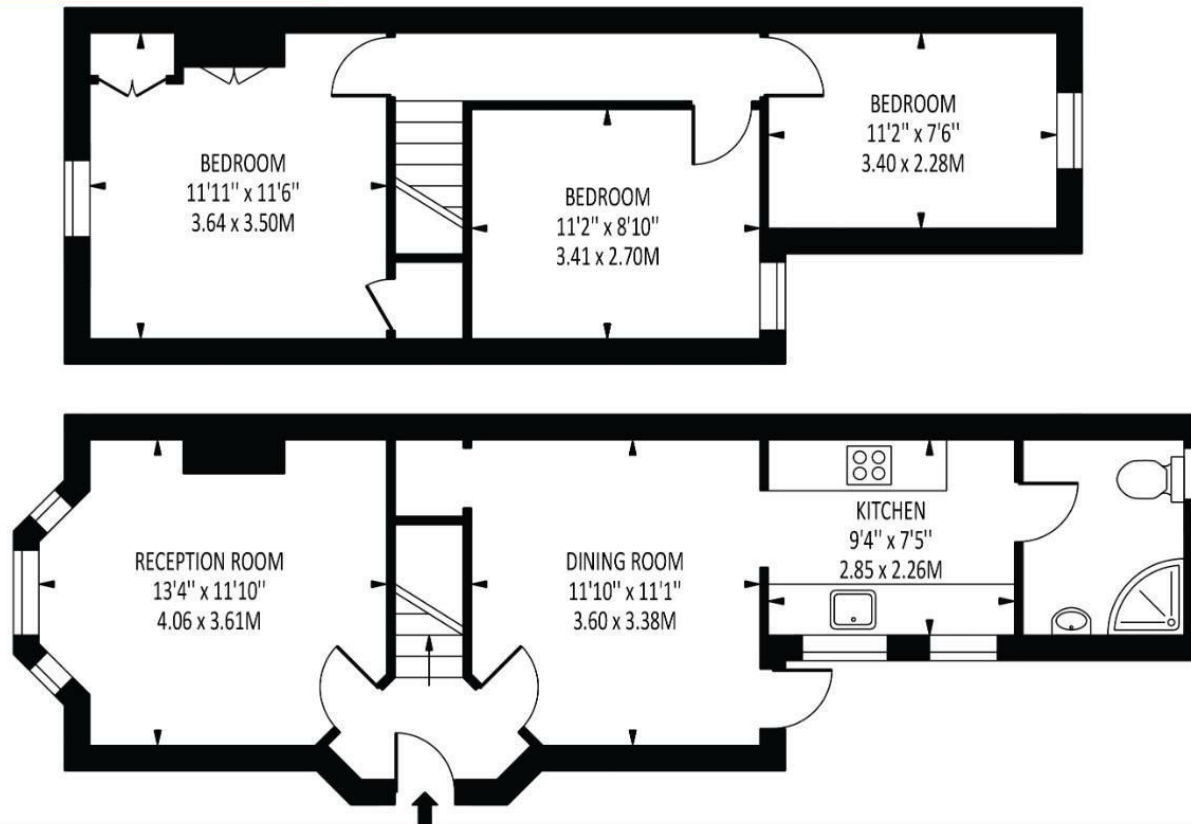




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Lower Court Road
Total Area: 843 SQ FT • 78.31 SQ M



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales		
EU Directive 2002/91/EC		

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