



Upper Court Road, Epsom

# Guide Price £475,000

## Freehold

- Victorian semi-detached
- Three bedrooms
- Upstairs bathroom
- Two reception rooms
- Open plan kitchen & utility area
- 22ft rear garden
- Walk to town & station
- Excellent school catchment
- Scope to extend STPP
- Viewing strongly advised

The Personal Agent are proud to present this attractive Victorian semi-detached house, located in a sought after residential road within walking distance of Epsom town centre and railway station.

The property benefits from well balanced accommodation laid out over two floors and really benefits from a wonderful amount of natural light throughout. The 129 ft rear garden is a particular feature and also enjoys an excellent degree of privacy.

Upper Court Road is highly regarded 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 fine home.

From the moment that you step through the front door the wonderful feel is immediately apparent. The living room benefits from a double glazed bay window and feature fireplace, the dining room links to the kitchen area thus providing a wonderful entertaining space and creating a balanced and practical layout with access to the garden. The utility area and understairs storage cupboard completes the ground floor. On the first floor there is a spacious master bedroom, well proportioned second bedroom which can hold a double bed, a study/nursery which acts as the third bedroom and the rare yet welcomed addition of an upstairs bathroom. A tasteful finish complements the well appointed accommodation as well as huge scope to extend in line with neighbouring homes.

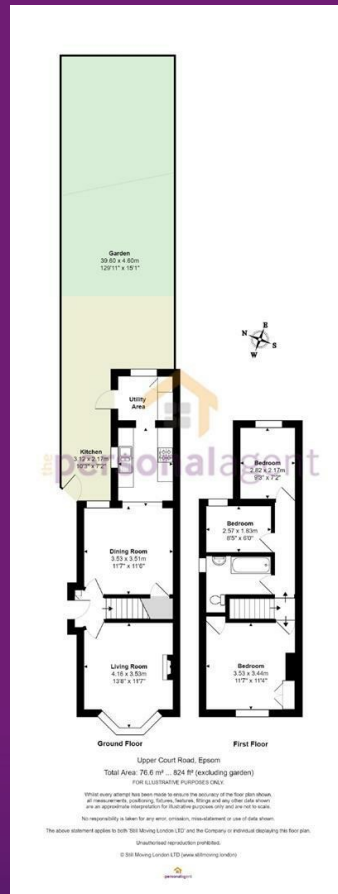
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Freehold







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

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





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