



Upper Court Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Attractive Victorian semi-detached home
- Cleverly extended with attention to detail
- Stylish & contemporary touches throughout
- Landscape designed 88ft stunning garden
- Detached studio & outdoor kitchen/bbq
- 30ft kitchen/dining/family space
- Bay fronted living room & d/s cloakroom
- Three nicely proportioned bedrooms
- Beautifully finished luxurious shower room
- Close to Station, Town & outstanding schools

Now, we should start by saying that properties of this calibre, do not come available very often. Having been extended and finished to the owners' exacting standards with an obvious attention to detail on even the smallest and most thoughtful design touches, it's safe to say that this home is very special.

Both timelessly attractive and cleverly extended, this Victorian semi-detached house really does enjoy the best of both worlds and is set within a popular location just a short walk of Epsom town centre and the railway station (approximately 0.6 miles away).

Offering impressive and flexible accommodation totalling 1287 Sq. Ft which is laid out over three floors with a stylish, high end, design-led feel throughout, it is clear to see that the accommodation provides the perfect layout for modern family living with defined reception areas that seamlessly flow into each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly day to day life.



The property itself is a real gem with a warm feel from the moment you step through the door. The real heart of this home is its 30ft open plan kitchen/dining/family room which creates the ultimate first impression which alongside the numerous other stand out features really delivers that 'wow' factor.

The sleek, clean lines of the kitchen and the central island work so well in the space, as most of the time your eye is drawn outside, with the architectural planting of the garden being beautifully framed by the slim-profile sliding doors. There is also plenty of light in this space due to the considered positioning of the windows.

The ground floor is completed by a bay fronted living room with plantation shutters and from a practical sense there is a downstairs W.C.

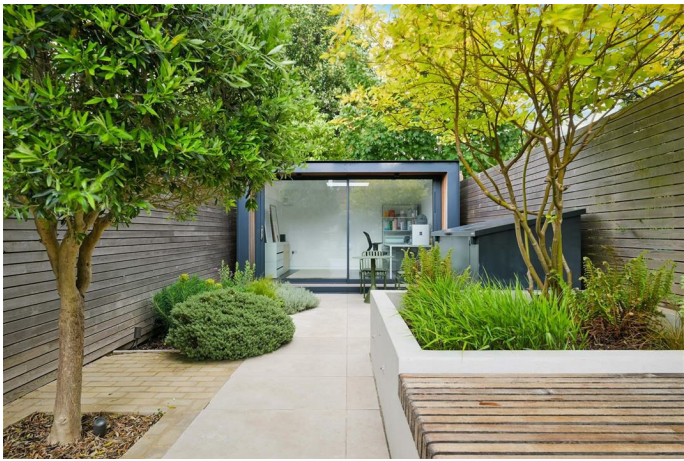
On the first floor the amazing accommodation continues with two nicely proportioned bedrooms and a further bedroom on the top floor with a modern shower room which epitomises luxury and quality design.

The outside of this home is equally as impressive and important to talk about, as it really is the whole package that must be considered when viewing. The garden measures 88ft, so when our clients purchased the home, they knew they had some scope to work with, and the transformation has been incredible, resulting in a space that really invokes a feeling of calm like stepping into your own little oasis, yet seamlessly blends practicality at every turn with the outdoor kitchen and defined seating areas.

To the rear of the plot sits a beautiful, modern garden room which is the perfect work from home office and our client customised the design at build stage to include a roof light, which floods the space with even more natural light.

Finding a more impressive home at this price point would be a very difficult task indeed and in short, this is a definite contender for our best in show.

Tenure: Freehold
Council Tax: D

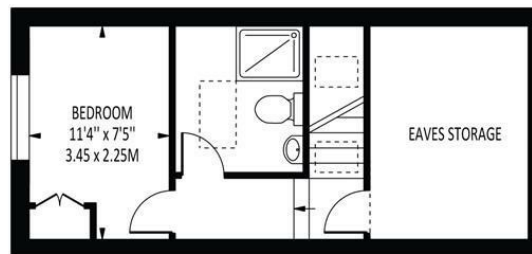




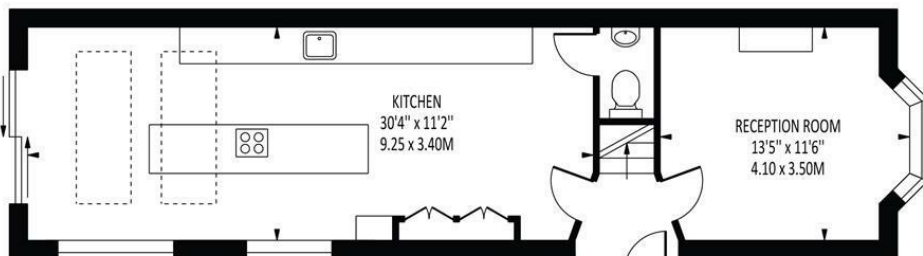
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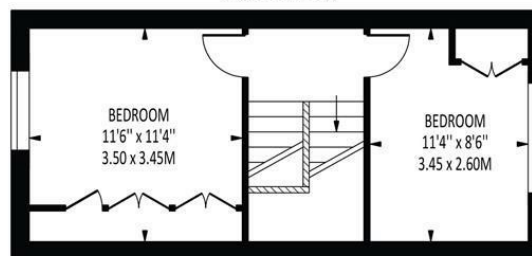
Total Area: 1287 SQ FT • 119.58 SQ M
(Including Garden Office, Eaves Storage & Restricted Height Area)
Garden Office Area : 126 SQ FT • 11.70 SQ M
Eaves Storage & Restricted Height Area : 98 SQ FT • 9.10 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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		86
(69-80) C	70	
(55-68) D		
(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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