



Lower Hill Road, Epsom

The **PERSONAL** Agent



# Offers In Excess Of £885,000 Freehold

- Beautiful Family Home
- In the heart of the Chase Estate
- Westerly Backing Garden
- Perfectly Positioned for Schools
- Walk to Town & Station
- 3 Double Bedrooms
- 3 Reception Areas
- Scope to Extend (STPP)
- Garage & Parking
- Superb Location

Located in a highly requested road in the heart of Epsom's Chase Estate this attractive family home sits comfortably in a mature, westerly backing plot. Ideally situated for several outstanding schools including Stamford Green, Glyn and Rosebery the property would ideally suit a young family and due to the close proximity of Epsom's mainline station the property also provides an easy commute in to the city.

The property offers huge scope to extend and improve if required to suit the new owners needs.

Description: Set behind an impressive frontage the property is built in a mock-Tudor style and is believed

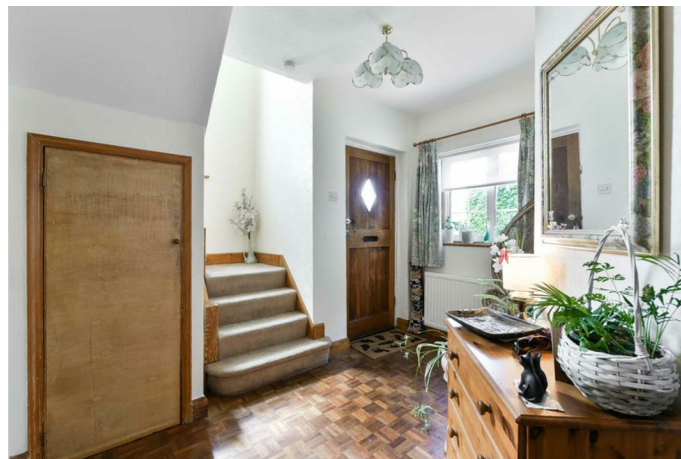


to date from the 1930's. A key selling point is the wonderful rear garden which enjoys a sunny Westerly aspect.

Internally the property is currently arranged over 2 floors, offering some 1363 sq ft of accommodation plus a detached garage to the side. The property should also offer further scope for extension if required (STPP). The ground floor comprises a spacious entrance hall, bay fronted dining room, living room, large conservatory, fitted kitchen and WC. Upstairs all of the bedrooms are comfortable doubles and there is a family bathroom with WC.

Location: Lower Hill Road is a highly sought after residential road within Epsom's Chase Estate. A peaceful position but just a short walk from Epsom's mainline rail links and bustling High Street. The property is perfectly positioned for some excellent local schools including Stamford Green Primary, Glyn, Rosebery and Kingswood House Prep. It is possible to walk out onto nearby Epsom Common and other local features include Horton Country Park, Hobbledown Children's Farm and a David Lloyd leisure club. The world famous Epsom Downs is just a few miles away.











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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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.



