



Lower Court Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- No ongoing chain
- Attractive period home
- Offering scope & potential to improve/extend
- Four bedrooms
- Two reception rooms
- Downstairs four piece bathroom
- Generous kitchen
- 70ft garden with detached store
- Driveway with parking x 2
- Short walk to Town & Station

A fantastic opportunity to acquire this Victorian semi-detached house that is located within a popular residential area and benefits further from no ongoing chain.

Whilst it is undeniable that the property requires some decorative updating, we believe that this character home offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home. The property currently benefits from full double glazing and gas central heating as well as offering scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

Lower Court Road is popular 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.

As soon as you step into the property the flexible layout is



immediately apparent.

On the ground floor are two reception rooms, a generous kitchen with door to the private 70ft Westerly facing garden which benefits from a workshop/shed. The ground floor is completed by the four piece family bathroom.

On the first floor there is a large double bedroom to the front aspect, a further double bedroom to the rear aspect and a third bedroom which is a comfortable single room. On the second floor there is another bedroom in the loft space.

Further points to note include no ongoing chain, driveway with off street parking to the front and side access to garden. The property also offers significant scope to extend subject to the usual planning consents.

The town centre and railway station are approximately 0.6 miles away, with a public footpath at the bottom on Manor Green Road that provides easy walking access to the station, which

takes on average around 12 minutes.

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. Call vendors sole agent to arrange your appointment to view at a convenient time to suit your needs.

Tenure - Freehold
Council tax band - D





The **PERSONAL** Agent

Lower Court Road

Total Area: 1349 SQ FT • 125.32 SQ M
(Including Eaves Storage & Store)
Eaves Storage Area : 108 SQ FT • 10.03 SQ M
Store Area : 99 SQ FT • 9.20 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		
	53	75
England & Wales		
	EU Directive 2002/91/EC	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

