



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

Offering an exciting opportunity for buyers, this charming Victorian semi detached home occupies a sought after residential setting and combines period character with excellent future potential.

Brimming with original charm, the property provides versatile accommodation alongside a number of standout features, including an attractive Easterly facing rear garden and a private driveway providing off street parking. Beautifully presented as it stands, the home is ready to enjoy immediately, yet still offers plenty of scope for a new owner to update, personalise and tailor the interiors to suit their own lifestyle and aspirations.

Ideally positioned on the edge of the highly regarded Chase Estate, Lower Court Road enjoys a convenient location with easy access to Epsom's wide range of shops, restaurants, leisure facilities and excellent transport connections. Epsom railway station offers regular services into London Bridge, Waterloo and Victoria, making it an excellent choice for commuters.

As demonstrated by many neighbouring properties, there is significant potential to extend, subject to the necessary planning permissions, allowing buyers to appreciate not only what this home already offers, but also the exciting possibilities it presents for the future.



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 is a charming town that strikes a lovely balance between countryside tranquillity and everyday convenience with its leafy streets sitting alongside a vibrant town centre. Here you'll find the Ashley Centre shopping mall, a twice weekly traditional market, independent cafés and restaurants making it ideal for families and professionals seeking both character and convenience.

For leisure, there are plenty of green spaces including Horton Country Park with its adventure farm and nature trails, Epsom Common, and the iconic Epsom Downs Racecourse all providing a backdrop for weekend walks, bike rides or simply relaxing outdoors.

On the education front, Epsom is very well served. There are several highly rated state schools including Rosebery Girls School, Glyn Boys School and a number of strong primaries such as St Joseph's and Wallace Fields. For independent education, the area is anchored by the prestigious Epsom College, and there are other notable schools nearby like Freemans and Downsend. The creative arts also thrive locally with the University for the Creative Arts (UCA) campus and Laines Theatre Arts in Epsom adding a youthful, artistic energy.

Transport links are excellent for both commuters and adventurers. Epsom station has frequent direct services into London to Victoria, Waterloo and beyond with journey times roughly 35-45 minutes. By road, the town offers fast access to the M25 and A3, making travel into London or further afield easy. When it comes to airports, Heathrow is around a 35-minute drive away and Gatwick about the same offering international travel without the stress of a long journey.

Tenure- Freehold
Council tax band- D

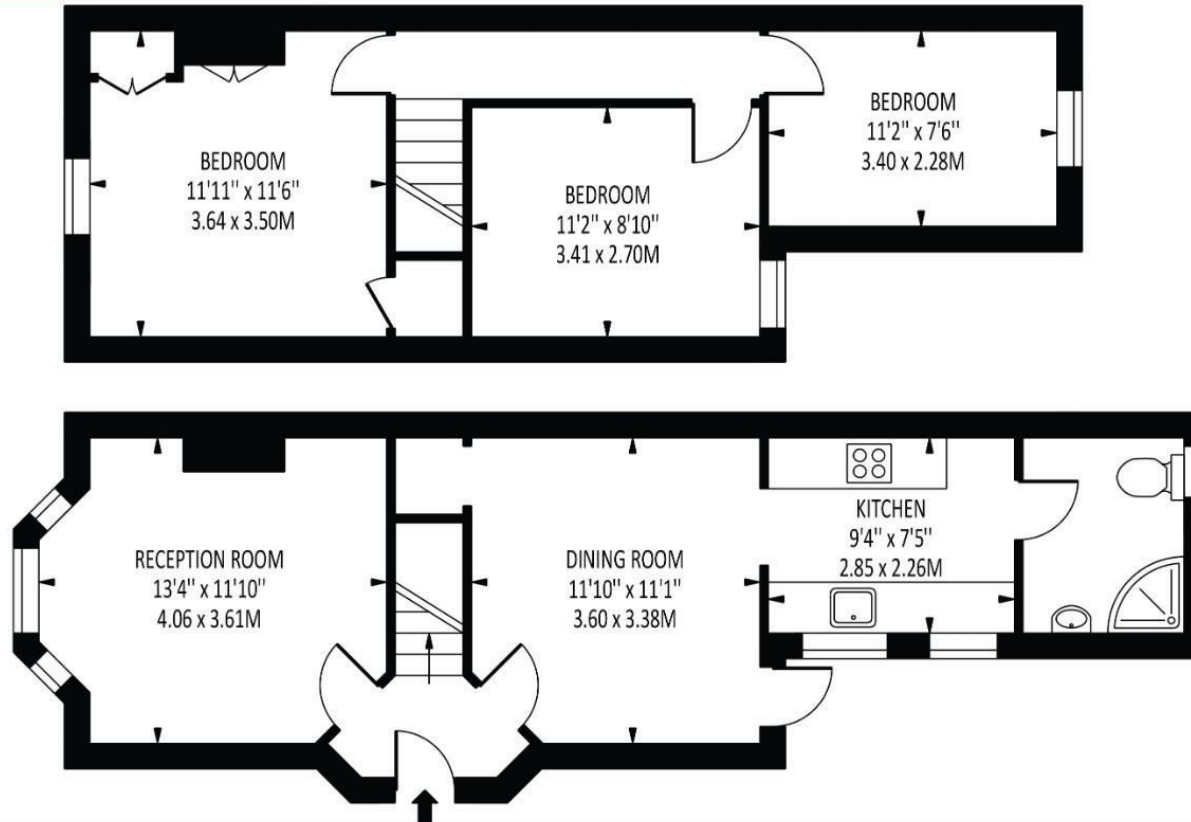




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Total Area: 843 SQ FT • 78.31 SQ M



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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