



Lower Hill Road, Epsom

The **PERSONAL** Agent

# Guide Price £785,000

## Freehold

- Heart of the Chase Estate
- Attractive semi detached home
- Huge scope to extend STPP
- Approx. 200ft South Easterly facing garden
- Three good sized bedrooms with ample storage
- Two spacious receptions
- Four piece family bathroom
- Garage
- Off street parking
- Catchment of Fantastic Schools

Enjoying a truly wonderful position within the heart of the Chase Estate, this charming and attractive semi-detached house enjoys an incredibly well balanced layout that is perfect for the growing family or discerning downsizer. When you couple the potential it provides, with its plot of 0.16 of an acre and secluded South Easterly facing garden, finding a home with this much potential will be a very difficult task indeed.

We believe that this flexible 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 offers scope to extend STPP and should be viewed for what it currently is and what it could potentially be.

The property is within the catchment of many fantastic



local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step through the front door the amazing feel of the property and fantastic layout is immediately evident, with a larger than average entrance hall that is a wonderful space in its own right.

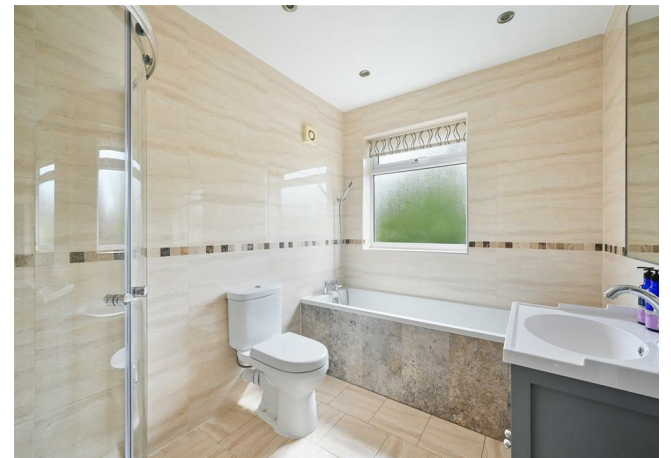
From a practical sense, there are two generous reception rooms, 19ft kitchen/breakfast room with ample built in storage, three well proportioned bedrooms and a modern four piece bathroom. The accommodation is completed by a loft space and a brick built garage behind the house offering further space to store bikes and other equipment.

The gardens, frontage and overall plot are seriously impressive with genuine scope to significantly extend the existing house if desired (subject to the usual planning consents). The garden is approximately 200 ft and benefits from a good degree of privacy from neighbouring homes and there is a driveway with off street parking to the front.

Heading out for a bumble around? Just on the doorstep of your soon to be property are a wealth of brilliant open spaces for dog walking, cycling, and running, including the historic woodlands of Stamford Green, Horton Country Park and Epsom Common. Your step counter won't know what has hit it!

This property really is an amazing opportunity to turn it into a special home and will not hang around for long.

Tenure - Freehold  
Council tax band - E



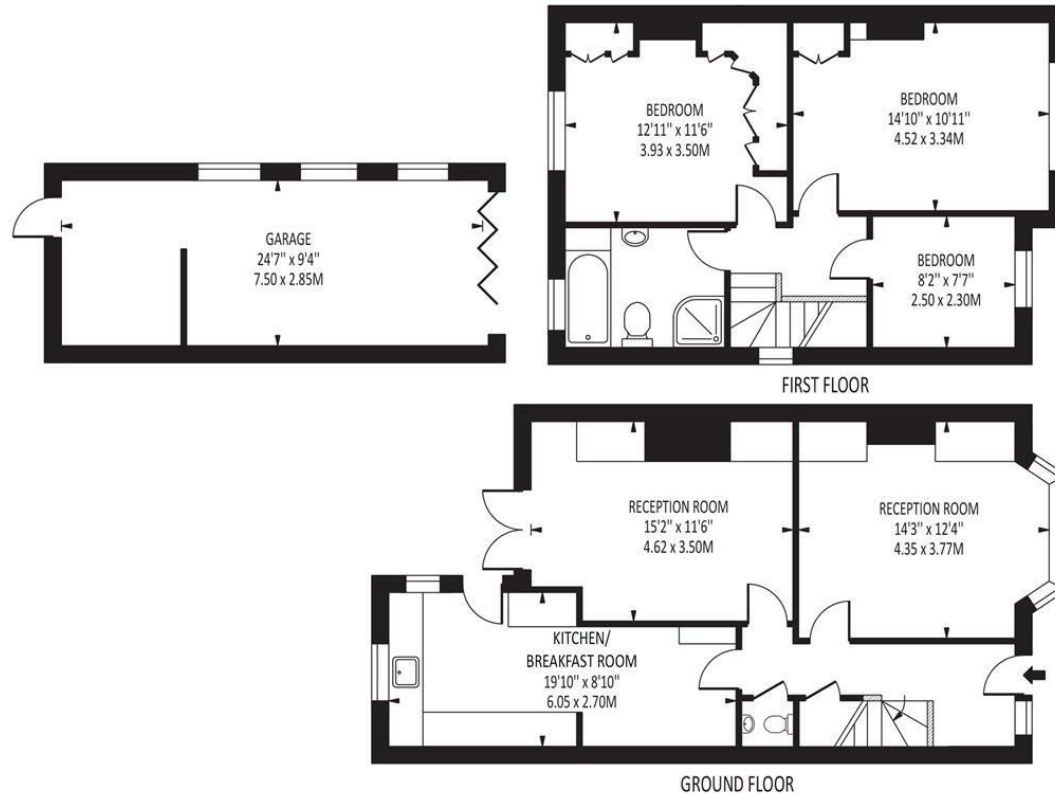


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## Lower Hill Road

Total Area: 1381 SQ FT • 128.30 SQ M  
(Including Garage)  
Garage Area : 230 SQ FT • 21.38 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) <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 |                         |           |
|                                             | 66                      | 78        |
| 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.

