



Upper Court Road, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Victorian Semi Detached Home
- Beautifully Presented
- Wonderful Kitchen/Diner
- Bay Fronted Lounge with Wood Burner
- Utility Area & Refitted Bathroom
- Two Double Bedrooms
- Detached Garden Room
- Large Garden
- Scope to extend STPP
- Walk to Town & Station

The Personal Agent are proud to present this attractive Victorian semi detached house, located in a sought after residential road within walking distance of Epsom town centre and railway station.

The property benefits from well balanced accommodation laid out over two floors and a wonderful amount of natural light throughout. The rear garden extends to approximately 75 ft and is a great feature which also enjoys an excellent degree of privacy.

Upper Court Road is highly regarded, and is 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.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, investor, making a downsize



move or considering school catchment, we recommend viewing this fine home.

From the moment you step through the front door the wonderful feel of this superb home is immediately apparent. The living room benefits from a bay with sash windows, and wood burner, whilst the dining/ kitchen area provides a wonderful entertaining space and creates a balanced and practical layout with access to the garden. Beyond the kitchen there is a useful utility space and the sleek and contemporary family bathroom completes the ground floor.

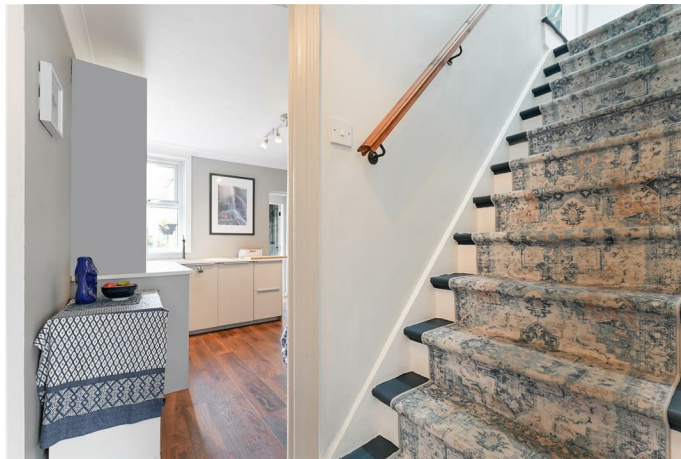
On the first floor there are two double bedrooms. The secluded garden has an entertaining space as you step out from the kitchen but also a garden room at the bottom of the garden which means you can enjoy the sun at different times of the day.

A well presented finish compliments the nicely appointed accommodation as well as huge scope to extend in line with neighbouring homes.

Nearby Epsom High Street has a variety of shops, the Ashley Centre, a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

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.

Tenure - Freehold
Council tax band - D





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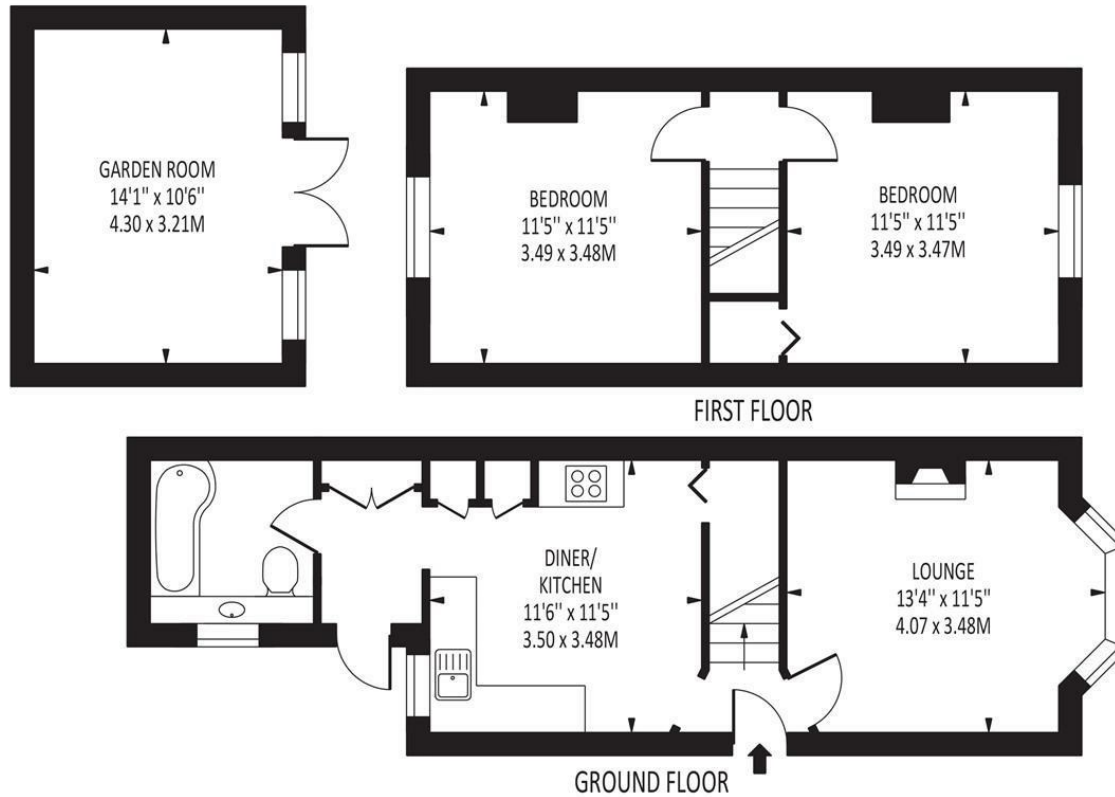


Upper Court Road

Total Area: 860 SQ. FT • 79.89 SQ. M

(Including Garden Room)

Garden Room Area : 149 SQ. FT • 13.80 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	62	87
(81-91) B		
(69-80) C		
(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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