



Upper Court Road, Epsom

The **PERSONAL** Agent

Guide Price £350,000

Leasehold

- No ongoing chain
- First floor maisonette
- Impressive open plan design
- Living/dining room
- Fitted kitchen/breakfast room
- Private rear courtyard
- Walk to town & station
- Fantastic location
- Short walk to town & station
- Convenience store at end of road

Located in a popular residential road on the periphery of the Chase Estate, this very well presented first floor maisonette is just a short walk from the town centre and railway station, which is approximately 0.5 miles away as well as benefitting from a private courtyard, parking space and a unique open plan living area that really sets this property apart from the crowd.

The well designed accommodation provides the perfect layout for modern living, with defined reception areas that seamlessly flow in to each other in a modern open plan layout, perfect for entertaining, social occasions and most importantly, day to day life.

Upper Court Road is highly regarded 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. 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 bright and spacious property offers genuinely well balanced accommodation mixed with an abundance of light that is not usually associated with a maisonette, as well as the convenience of having the local Costcutter store at the end of the road. The property is offered to the market in very good order throughout, having been well maintained by the current owners and benefits from a clever and practical open plan layout that seamlessly flows between a kitchen/breakfast area, dining area and living area. The master bedroom at the front has fitted wardrobes, there is a second double bedroom to the rear and a modern white bathroom suite. There is also a private courtyard area to the rear which is ideal for a BBQ, and off street parking.

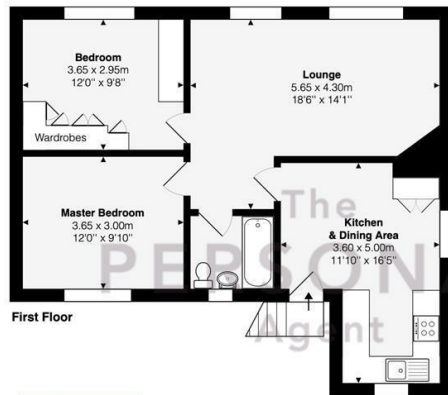
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide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

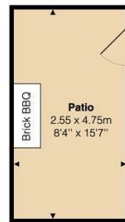
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First Floor



Upper Court Road, Epsom
 Total Area: 62.5 m² ... 673 ft² (excluding patio, 1 allocated parking space)
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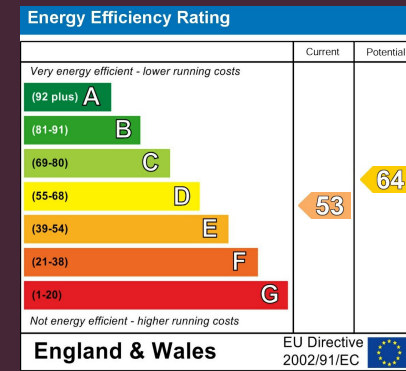
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