



Upper Court Road, Epsom

The **PERSONAL** Agent

Guide Price £560,000

Freehold

- No ongoing chain
- Victorian detached home
- Three bedrooms
- Two reception rooms & open plan kitchen
- 70ft South/Westerly facing garden
- Downstairs bathroom
- Walk to town & station
- Excellent school catchment
- Scope to extend STPP
- Driveway with off street parking



Offered with no ongoing chain, The Personal Agent are proud to present this attractive Victorian 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 South/Westerly facing 70 ft rear garden is a great feature and also enjoys an excellent degree of privacy and a large garden shed for storage.

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 fine home.

From the moment that you step through the front door the wonderful feel is immediately apparent. The living room benefits from a double glazed bay window, the dining room is dual aspect and links to the kitchen area which provides a wonderful entertaining space and creates a balanced and practical layout with access to the garden. The downstairs bathroom and the useful under stairs storage cupboard completes the ground floor.

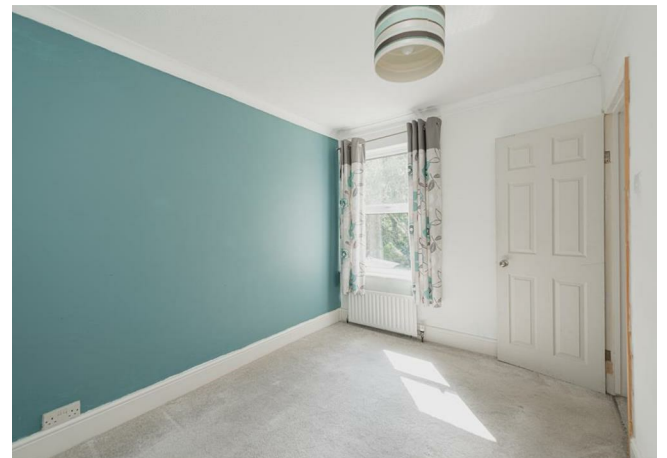
On the first floor there is a spacious master bedroom, well proportioned second bedroom which can hold a double bed and a generous third bedroom. A blank canvas with scope to

place your own stamp on this home compliments the nicely appointed accommodation as well as huge scope to extend in line with neighbouring properties.

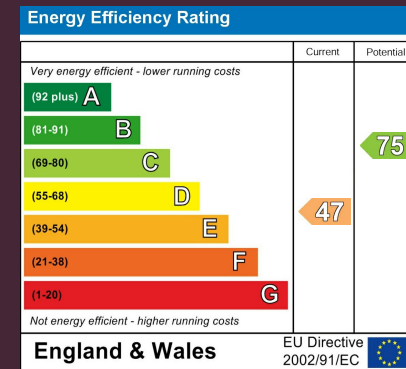
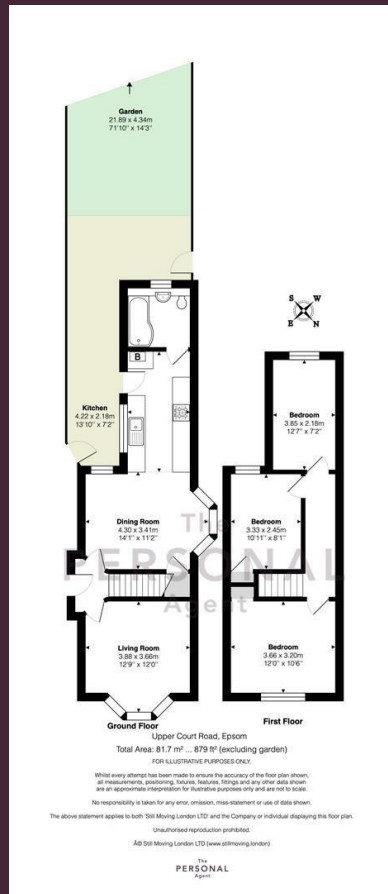
Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide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