



Upper Court Road, Epsom



Guide Price £535,000

Freehold

- Victorian semi-detached home
- Three generous bedrooms
- Study/nursery bonus room
- En-suite shower room & upstairs bathroom
- Bay fronted lounge with shutters
- Separate dining room linked to modern kitchen
- Utility room & d/s cloakroom
- 114ft rear garden
- Close to Ofsted outstanding schools
- Close to Station and High Street



The Personal Agent are pleased to offer this attractive, three double bedroom, semi-detached Victorian home that has been cleverly and sympathetically extended, and is situated in the perfect location if you are looking to commute or want to be walking distance to Epsom town centre. The property is offered to the market in excellent order with well presented accommodation that flows perfectly and makes the most of the natural light.

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.

Arranged over three floors and offering three generous bedrooms with an upstairs bathroom, study/nursery and large

en-suite, this great example of an cleverly extended Victorian semi detached home is located close to Epsom Station.

Description: Offering generous and well presented accommodation, this pretty Victorian home must be viewed first hand to be fully appreciated. The ground floor offers a bay fronted lounge with plantation shutters, dining room, modern kitchen, utility room and downstairs cloakroom. The first floor offers two generous bedrooms and a luxurious main bathroom. On the second floor is a useful study which could be used as a cot room that links to the master bedroom that enjoys a large en-suite shower room.

The level rear garden extends to 114 ft and is laid to lawn with a patio area and the front garden that is bordered by a pretty white picket fence with readily available on street parking.

Location: 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. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. 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.

The property would suit a diverse selection of buyers; so whether you are a first time buyer, making a downsize move or considering school catchment we recommend viewing this fine home.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		53	
(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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