



Upper Court Road, Epsom

The **PERSONAL** Agent

£535,000

Freehold

- Victorian Semi Detached Home
- Beautifully Presented throughout
- Stunning 85ft mature rear garden
- Detached garden room, store & seating
- Two generously proportioned bedrooms
- Bay fronted living room with fireplace
- Dining room linking to modern kitchen
- Refurbished to a high standard incl new roof
- Walk to Schools, Town, Station & Shops
- Scope to extend & create extra space STPP

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

The property is beautifully presented and benefits from well balanced accommodation laid out over two floors and a wonderful amount of natural light throughout. The rear garden extends to approximately 85 ft with mature planting and the added benefit of defined covered seating areas that are great for al-fresco entertaining as well as its detached garden studio with attached store.

Upper Court Road has always been 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 wonderful Victorian 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 window with plantation shutters, and feature fireplace, whilst the dining room links directly to the modern kitchen providing a wonderful entertaining space and creates a balanced and practical layout with access to the garden. Beyond the kitchen there is the modern family bathroom that completes the ground floor.

On the first floor there are two excellently proportioned double bedrooms and access to the loft space which many of these homes have converted into further accommodation. The secluded garden has a patio area with covered pergola and entertaining space as you step out from the kitchen. There is also a garden room/store at the bottom of the garden with further designated patio seating, which means you can enjoy the sun at different times of the day.

A high level of finish and presentation compliments the nicely appointed accommodation as well as huge scope to extend in line with neighbouring homes STPP.

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.

Vendor potentially suited, which could facilitate a swift sale.

Tenure - Freehold
Council tax band - D

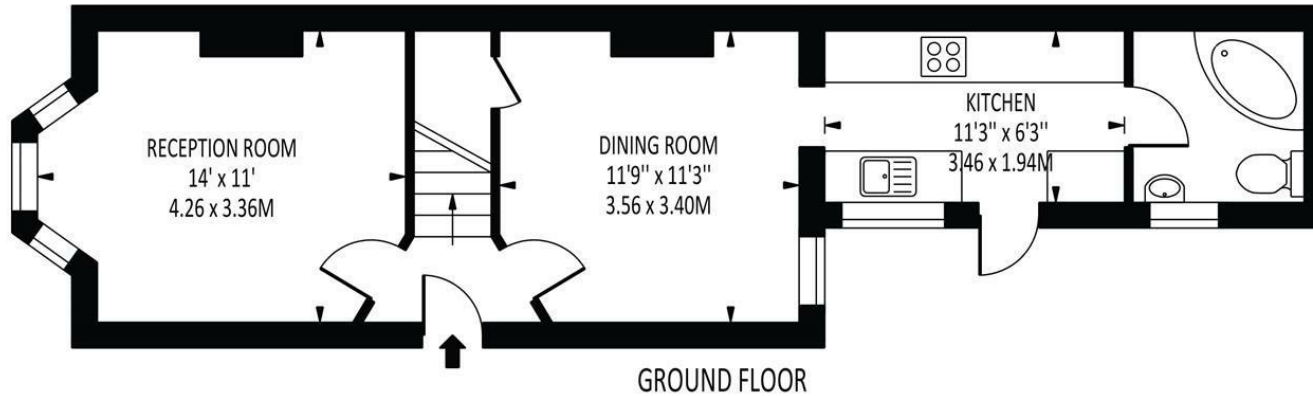
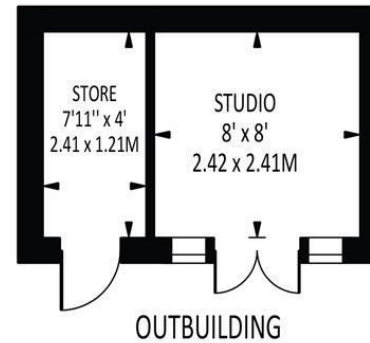
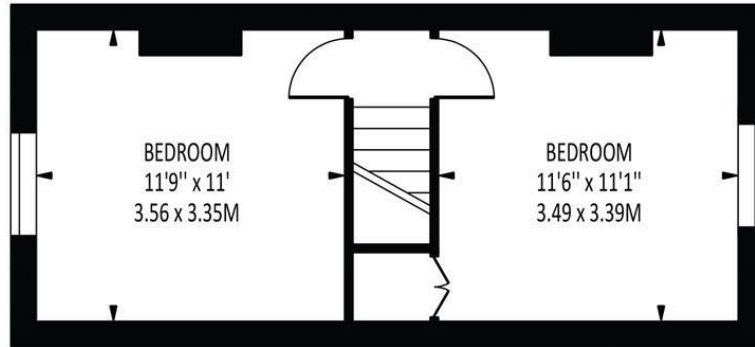




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Total Area: 834 SQ FT • 77.48 SQ M
(Including Studio & Store)
Studio Area : 64 SQ FT • 5.83 SQ M
Store Area : 31 SQ FT • 2.92 SQ M



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		
(81-91) B		
(69-80) C	71	77
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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