



Upper Court Road, Epsom

The **PERSONAL** Agent

Guide Price £675,000

Freehold

- Victorian semi-detached home
- Three double bedrooms
- Ensuite bathroom & family shower room
- Bay fronted lounge
- 24ft kitchen/dining/family room
- Sympathetically extended
- Garden with detached studio/garden room
- Close to Ofsted outstanding schools
- Walk to Town & Station
- Vendor potentially suited

Set in a superb position, just a short walk from mainline rail links and Epsom High Street, as well as being in the catchment area for Stamford Green Primary, Rosebery and Glyn Secondary (all Ofsted Outstanding), this beautiful Victorian home has been the subject of multiple upgrades by the current owners, to create a practical and contemporary layout.

We are delighted to present to the market this cleverly extended home, arranged over three floors and offering spacious accommodation including three well-proportioned double bedrooms, large ensuite bathroom, modern family shower room, a bay fronted lounge with plantation shutters and a wonderful kitchen/dining/family room, with doors out to the garden, which really is the heart of the home.

The detached garden room/cabin provides so much flexibility as a work from home office and more, and really is a wonderful addition to this already seriously impressive character home.



The property enjoys a bay fronted lounge with plantation shutters. The kitchen/dining/family room truly is the main event and has been cleverly designed to create and this wonderful social space, which measures a staggering 24ft and benefits from doors to the garden. This space is a beautiful functioning heart of the home and delivers the ultimate first impression.

There is also a very useful downstairs toilet/cloakroom. The three well-proportioned bedrooms are arranged over the first and second floors, and are served by an ensuite bathroom and family shower room, both of which have been updated and enjoy a contemporary and tasteful finish.

Outside to the front there is an enclosed front garden with side access and to the rear is a level garden which has been landscaped to a high standard and a detached garden room/work from home office to the rear of the garden.

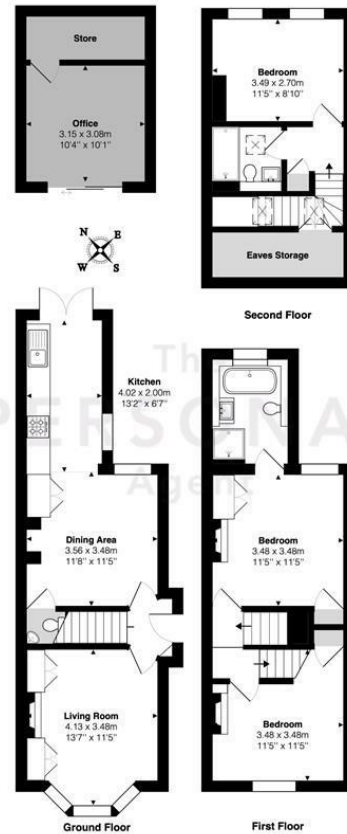
Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a

wide range of entertainment. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally. Epsom is a popular commuter town, and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick airports.

Tenure - Freehold
Council tax band - D







Upper Court Road, Epsom
Total Area: 110.2 m² ... 1186 ft² (Including Garden Office & Store)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
England & Wales		EU Directive 2002/91/EC

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