



Lower Court Road, Epsom

The **PERSONAL** Agent



# Guide Price £575,000

## Freehold

- Attractive period home
- Full renovation programme by current owner
- Offering scope & potential to extend (STPP)
- Three bedrooms
- Two reception rooms
- Ground and first floor bathrooms
- Driveway with parking
- Easterly facing garden
- Short walk to town & station
- Catchment of great schools

A fantastic opportunity to acquire this Victorian semi-detached house that is located within a popular residential area and benefits from a full refurbishment programme by the current owner.

This is such a great character home with flexible accommodation and lots of stand out points including the Easterly facing garden and driveway with off street parking, and whilst any new owner can just move straight in, we believe that this home also offers the perfect opportunity for the new owner to place their own stamp on the property, customise to individual tastes and essentially create their dream home.

Lower Court Road is popular 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 and these homes offer huge scope to extend STPP in line with the many neighbouring extended properties and should be viewed for what it currently is and what it could potentially be.



As soon as you step into the property the flexible layout is immediately apparent.

On the ground floor are two reception rooms, both with feature fireplaces and a kitchen with door to the private Easterly facing garden. The ground floor is completed by a modern bathroom and downstairs storage. On the first floor there are three bedrooms along with a second family bathroom.

Further points to note include a driveway with off street parking and side access to the private garden. The property also offers significant scope to extend subject to the usual planning consents and in line with direct neighbouring homes which have already undertaken extension works.

The Town centre and Railway Station are approximately 0.6 miles away, with a public footpath at the bottom of Manor Green Road that provides easy walking access to the station, which takes on average around 12 minutes.

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.

Call The Personal Agent to arrange an appointment to view this fine property.

Tenure - Freehold  
Council tax band - D





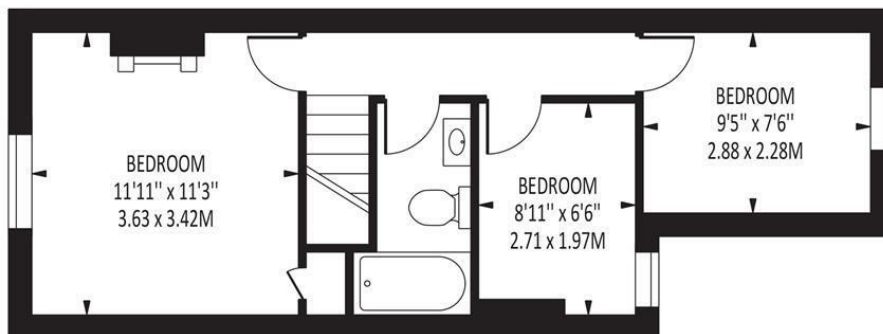




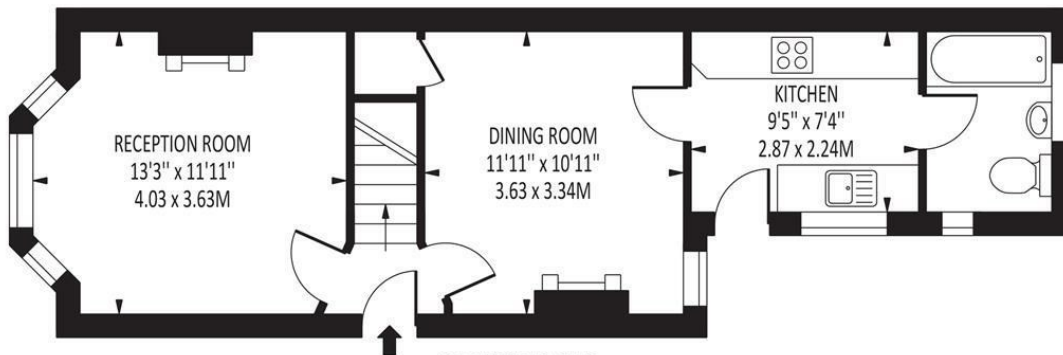


The **PERSONAL** Agent

Lower Court Road  
Total Area: 800 SQ FT • 74.35 SQ M



FIRST FLOOR



GROUND FLOOR

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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	
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.



**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



