



Lower Court Road, Epsom

The **PERSONAL** Agent



# Guide Price £650,000

## Freehold

- Cleverly extended Victorian home
- Three well proportioned bedrooms
- 1262 sq ft of flexible space
- Two reception rooms
- Contemporary & smart kitchen
- Four piece family bathroom
- Ensuite shower room
- Mature rear garden mostly laid to lawn
- Driveway with off street parking
- Walk to Town, Station & great schools

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 semi-detached home has been the subject of multiple upgrades by the current owners, to create a practical, tasteful and stylish layout.

Cleverly extended and arranged over three floors, this fine home now offers 1262 sq ft of flexible and bright layout that enjoys three well proportioned bedrooms and a modern ensuite shower room, and is such a great example of a cleverly extended character home, that we recommend a closer look to fully appreciate all it offers.

The garden is another stand out feature with its entertaining area at the rear that is a real sun trap and a lovely spot to enjoy the company of friends on a summer's evening.

From the moment you arrive you will notice the attention to



detail that the current owners have given to the property. Upon entering this semi detached home there is a central hallway which leads to a bay fronted living room with exposed brick fireplace that houses a stylish wood burner and a separate dining room which links to the modern kitchen and utility/ downstairs W.C.

The first floor enjoys two excellently proportioned bedrooms, both of which have built in wardrobes and are serviced by a stylish four piece family bathroom, then on the top floor is a wonderful principal bedroom which has a modern ensuite shower room, dressing room and ample eaves storage.

The rear garden is stunning with a patio area perfect for spending those long Summer evenings with friends and family with the remainder mostly laid to lawn and from a practical sense there is side access that leads to the driveway.

The Town centre and Railway Station are approximately 0.6 miles away, with a public footpath at the bottom on 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 vendors sole agent to arrange your appointment to view at a convenient time to suite your needs.

Tenure - Freehold  
Council tax band - D









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## Lower Court Road

Total Area: 1262 SQ FT • 117.24 SQ M  
(Including Eaves Storage & Restricted Height Area)  
Eaves Storage & Restricted Height Area : 108 SQ FT • 9.99 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) <b>A</b>		<b>81</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

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**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.



