



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.

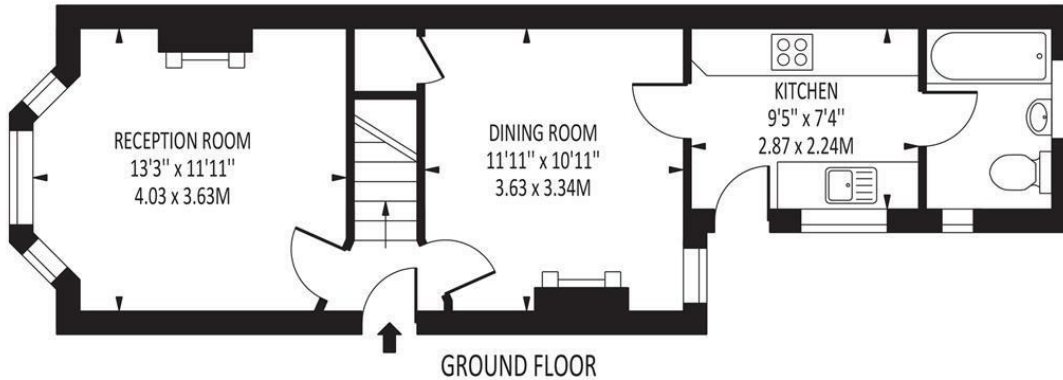
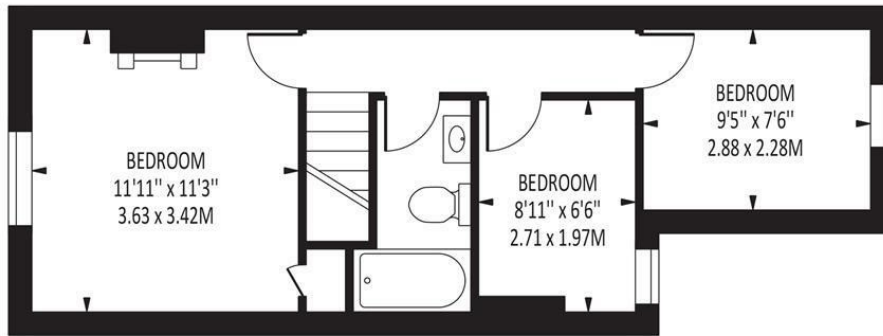
Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

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

Tenure - Freehold
Council tax band - D







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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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