



Lower Hill Road, Epsom

The PERSONAL Agent

# Offers In Excess Of £945,000 Freehold

- Heart of the Chase Estate
- Semi Detached Family Home
- Over 2000 sq ft of Flexible Accommodation
- Four bedrooms
- 22ft x 20 ft Kitchen/Diner with Bifolds & UFH
- Two Reception Rooms
- Family bathroom and Ensuite
- 194ft South Easterly Rear Garden
- Off Street Parking to Front with EV Charging
- Catchment of Fantastic Schools

Set within the heart of the Chase Estate in a highly desirable and much requested residential road, this deceptively substantial and attractive semi detached family home benefits from flexible and spacious accommodation totalling over 2000 Sq. Ft.

The property itself has been tastefully and stylishly extended and updated by our client and enjoys an incredibly well balanced layout that is perfect for the growing family. When you couple the generous space it provides with the numerous stand out features, finding a more impressive home will be a very difficult task indeed.

The property is within the catchment of many fantastic local primary and secondary schools and located within a short walk from Epsom town centre and the railway station with its regular services to London Victoria, Waterloo and London Bridge.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediately evident with accommodation that flows perfectly and makes the most of the natural light.

At the heart of the property is an impressive 22ft x 20ft kitchen/dining room with underfloor heating that has a lantern skylight over the dining area and is



a perfect space for entertaining, social occasions and day to day family life. Bifolds lead out onto the decking and beyond to the preferred South Easterly facing garden.

A small amount of steps lead you up from the dining area to the 13ft snug which is perfect for cosying up with the family in the evening. There is a bay fronted living room to the front with wood burner and the ground floor is completed by a downstairs cloakroom, utility room and area by the front door for storing coats.

From the generous entrance hallway a staircase leads to the first floor landing where the spacious accommodation continues. There are three bedrooms all serviced by a four piece family bathroom with walk in shower and roll top bath. The second floor has an 18ft principal bedroom with ensuite shower room and ample eaves storage.

Outside the property benefits from a well maintained frontage that provides off street parking for multiple cars and EV charging. To the rear there is a secluded garden with a greenhouse which is wonderfully private and measures 194ft.

The property is very nicely presented throughout and enjoys an excellent position within the road itself, and is perfect for a professional couple

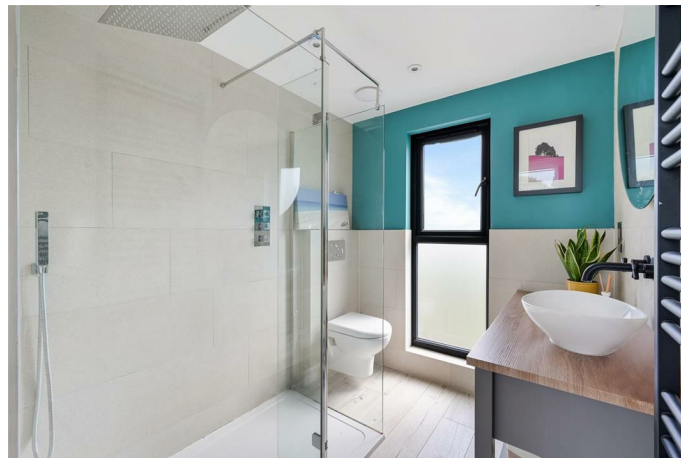
requiring the station or even perhaps a client wishing to downsize but not downgrade.

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.

Such is the rarity of this opportunity, we are inviting applicants to lodge their immediate interest at which point we will arrange your private showing.

Tenure - Freehold  
Council tax band - E



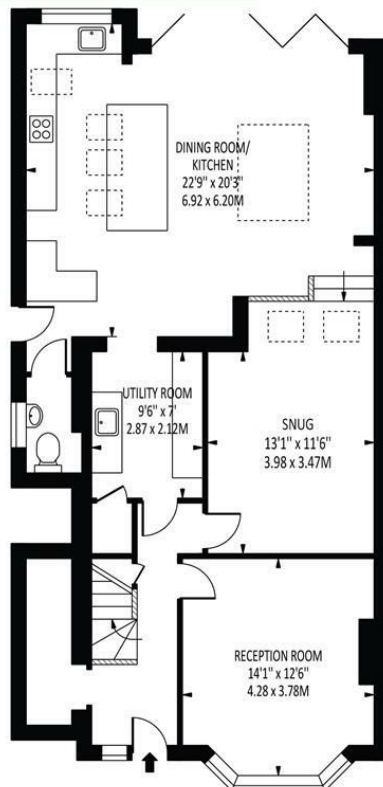


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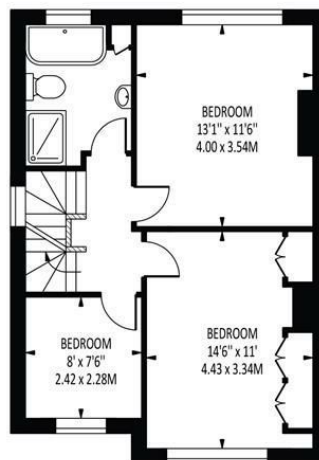


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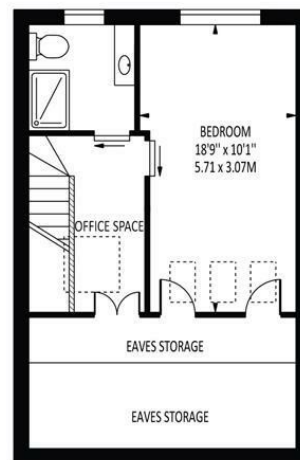
Total Area: 2001 SQ FT • 185.90 SQ M  
(Including Eaves Storage)  
[Eaves Storage Area : 148 SQ FT • 13.78 SQ M]



GROUND FLOOR



FIRST FLOOR



SECOND 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(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		
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.

