



Upper Court Road, Epsom

The **PERSONAL** Agent



# Offers Over £520,000

## Freehold

- Victorian Semi Detached Home
- Beautifully Presented throughout
- Stunning 85ft mature rear garden
- Detached garden room, store & seating
- Two generously proportioned bedrooms
- Bay fronted living room with fireplace
- Dining room linking to modern kitchen
- Refurbished to a high standard incl new roof
- Walk to Schools, Town, Station & Shops
- Scope to extend & create extra space STPP

Located within a sought after residential road that is walking distance of Epsom town centre and railway station. The Personal Agent are proud to present this attractive Victorian semi detached house.

The property is beautifully presented and benefits from well balanced accommodation laid out over two floors and a wonderful amount of natural light throughout. The rear garden extends to approximately 85 ft with mature planting and the added benefit of defined covered seating areas that are great for al-fresco entertaining as well as its detached garden studio with attached store.

Upper Court Road has always been highly regarded, and is 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.

The property would suit a diverse selection of buyers; so



whether you are a first time buyer, investor, making a downsize move or considering school catchment, we recommend viewing this wonderful Victorian home.

From the moment you step through the front door the wonderful feel of this superb home is immediately apparent. The living room benefits from a bay window with plantation shutters, and feature fireplace, whilst the dining room links directly to the modern kitchen providing a wonderful entertaining space and creates a balanced and practical layout with access to the garden. Beyond the kitchen there is the modern family bathroom that completes the ground floor.

On the first floor there are two excellently proportioned double bedrooms and access to the loft space which many of these homes have converted into further accommodation. The secluded garden has a patio area with covered pergola and entertaining space as you step out from the kitchen. There is also a garden room/store at the bottom of the garden with further designated patio seating, which means you can enjoy the sun at different times of the day.

A high level of finish and presentation compliments the nicely appointed accommodation as well as huge scope to extend in line with neighbouring homes STPP.

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.

Vendor potentially suited, which could facilitate a swift sale.

Tenure - Freehold  
Council tax band - D



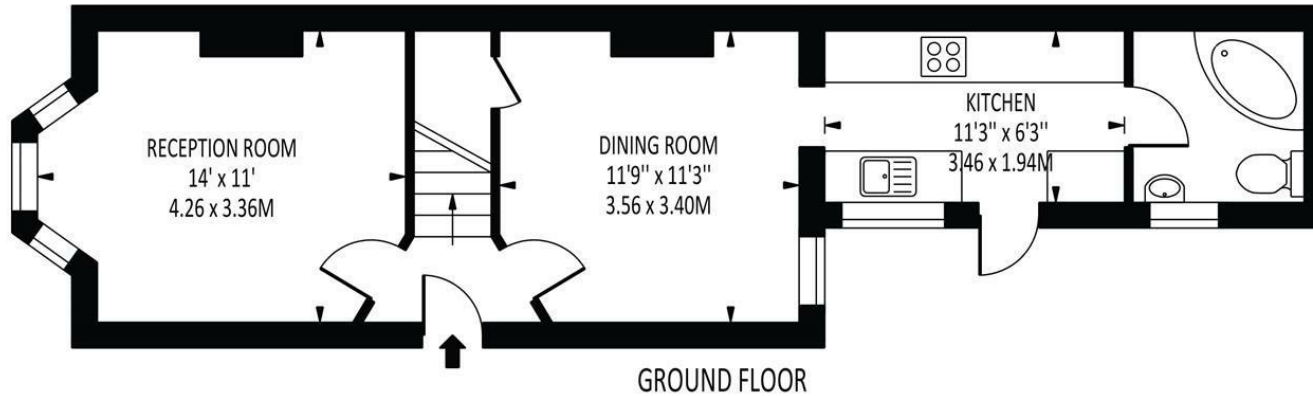
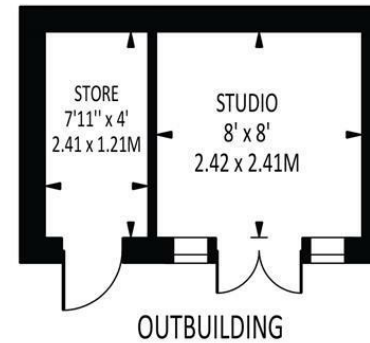
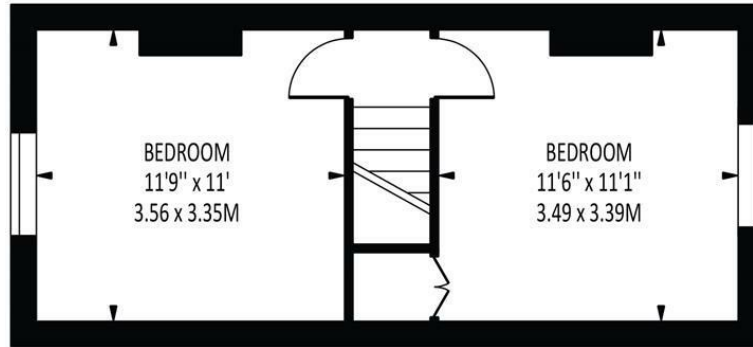




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## Upper Court Road

Total Area: 834 SQ FT • 77.48 SQ M  
(Including Studio & Store)  
Studio Area : 64 SQ FT • 5.83 SQ M  
Store Area : 31 SQ FT • 2.92 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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.



