





# LOWER COURT

EPSOM, KT19 8SN

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**A Character Semi Detached House  
Close To Town  
Refurbished and Modernised**

**Three Bedrooms • Useful Loft Room  
Two Reception Rooms  
Modern Fitted Kitchen  
Modern Shower Room  
Sealed Unit Double Glazed Windows  
Gas Central Heating to Radiators  
Enclosed 72ft Rear Garden  
Off Street Parking • Timber Summerhouse**



SITUATED within easy reach of Epsom Town Centre, approximately 0.7 of a mile distant, including The Ashley Shopping Centre, the town offers an extensive selection of shops, bars and restaurants together with mainline station providing regular services to Waterloo, Victoria and London Bridge. A character semi detached house which has been modernised to include double glazed windows, re wiring, new kitchen and bathroom with electric under floor heating and new gas fired combination boiler. The accommodation provides 3 good size bedrooms, useful attic room and 2 reception rooms whilst outside the garden extends to over 70ft in length with timber summerhouse.

## GROUND FLOOR

### ENTRANCE HALL

Part glazed Victorian style front door, built in cupboards & alcoves, stairs to first floor, panel door to:

**SITTING ROOM** 12'11" × 11'11" (3.94m × 3.63m)

into rectangular bay window, 2 double radiators, sealed unit double glazed sash windows, wood effect floor, picture rail, attractive fireplace with painted timber surround and mantel, fitted cupboard to side and display cupboards.

**DINING ROOM** 11'11" × 11'1" (3.63m × 3.38m)

under stairs storage area, wood effect floor, radiator, picture rail, double glazed stable door to garden, opening to

**MODERN FITTED KITCHEN** 9'4" × 7'5" (2.85m × 2.26m)

fitted with a range of cream fronted shaker style wall and floor units, contrasting work surfaces, inset white ceramic one and half bowl sink unit, mixer tap, built in stainless steel oven, inset 4 ring gas hob, integrated dishwasher, space for fridge/freezer, plumbing and space for washing machine, two sealed unit double glazed windows, electric under floor heating, door to:

### SHOWER ROOM

modern white suite comprising low profile shower tray, tiled walls, fixed curved glazed screen, thermostatic shower unit, rainfall shower and hand held shower, pedestal wash hand basin, mixer tap, fitted mirror, obscure sealed unit double glazed window, chrome electric heated towel rail, electric underfloor heating.

## FIRST FLOOR

### FIRST FLOOR LANDING

picture rail and dado rail, radiator, access to loft room via wooden sliding ladder, door to:

**BEDROOM 1** 11'11" × 11'3" (3.63m × 3.43m)

front aspect, radiator, sealed unit double glazed sash window, built in wardrobe, built in glazed fronted display cupboard, fitted double wardrobe to side, high level fitted display shelves and storage cupboards, picture rail.

**BEDROOM 2** 11'2" × 8'10" (3.40m × 2.69m)

radiator, sealed unit double glazed sash window, picture rail.

**BEDROOM 3** 11'1" × 7'5" (3.38m × 2.26m)

radiator, sealed unit double glazed sash window, rear aspect, picture rail, two fitted wardrobes, fitted desk between, one wardrobe housing ideal combination gas fired boiler for central heating and domestic hot water.

## SECOND FLOOR

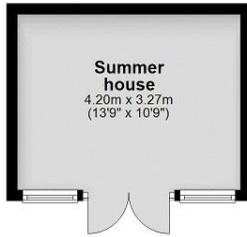
**LOFT ROOM** 12' × 11'7" (3.66m × 3.53m)

maximum ceiling height 7ft 3', sealed unit double glazed side window, radiator, access to two eaves storage areas.



**Ground Floor**

Approx. 54.5 sq. metres (586.6 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (394.7 sq. feet)



**Second Floor**

Approx. 12.7 sq. metres (137.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.5 sq. feet)

**OUTSIDE**

**FRONT GARDEN**

Double width paved driveway with side footpath and pedestrian side providing access to the garden.

**REAR GARDEN**

The rear garden extends to approx 72ft in depth, enclosed by 1.8m high panel fencing, mainly laid to lawn with surrounding flower borders, variety shrubs & plants, paved patio, outside tap, rear covered area, timber summerhouse and timber decked area.

**SUMMERHOUSE** 13'9" x 10'9" (4.19m x 3.28m)

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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**Energy Performance Certificate**



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		



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