

FOR  
SALE



1 Lower Court Road, Epsom, Surrey KT19 8SH



OFFERS OVER £495,000 CONSIDERED £525,000 Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE BEDROOM HOUSE close to EPSOM TOWN CENTRE with THREE RECEPTIONS, double glazing, gas central heating, REAR GARDEN, OFF STREET PARKING.....NO CHAIN.

## POINTS OF INTEREST

- *Extended Three Bedroom House*
- *Three Reception Areas*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Off Street Parking*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

#### Lounge

12' 6" x 12' 4" (3.81m x 3.76m) Radiator, double glazed window

#### Kitchen/Breakfast Room

12' 5" x 10' 6" (3.78m x 3.20m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, space for cooker, radiator, double glazed window

#### Dining Room

12' 5" x 10' 3" (3.78m x 3.12m) Radiator, double glazed window

#### Extended Family Room

12' 8" x 8' 9" (3.86m x 2.67m) Radiator, double glazed doors to garden

### Stairs to First Floor

#### Landing

Access to loft, radiator

#### Bedroom 1

12' 6" x 10' 3" (3.81m x 3.12m) Radiator, fitted cupboard, two double glazed windows

#### Bedroom 2

12' 5" x 10' 5" (3.78m x 3.17m) Radiator, double glazed window

#### Bedroom 3

9' 6" x 5' 4" (2.90m x 1.63m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap, low level wc, wash hand basin, airing cupboard, radiator, part tiled walls, double glazed window

### Outside

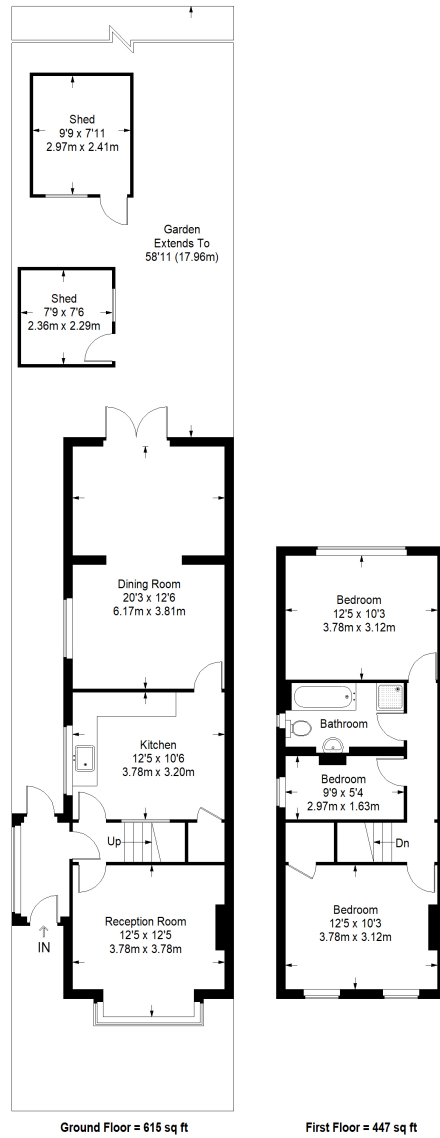
#### Front Garden

Off street parking

#### Rear Garden

Mainly laid to lawn, patio area, garden shed

Lower Court Road



Approximate Gross Internal Area  
 GROUND FLOOR = 615 sq ft / 57.13 sq m  
 FIRST FLOOR = 447 sq ft / 41.53 sq m  
 SHED = 136 sq ft / 12.63 sq m  
 Total = 1198 sq ft / 111.29 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (JDS67459)