



6 LOWER HILL ROAD, EPSOM KT19 8LT

MICHAEL EVERETT & Co

... A Moving Experience

6 Lower Hill Road Epsom Surrey KT19 8LT

A very well presented four bedroom semi-detached house located in a highly desirable residential road, situated on the sought after Chase Estate in Epsom. The property has been carefully extended and well maintained with the benefit of no onward chain.

Accommodation and amenities

Reception Hall • Sitting Room • Dining Area • Kitchen •
Cloakroom with Shower • Master Bedroom • 3 Further Bedrooms
• Family Bathroom • Hobbies Room • Well Established Rear
Garden with Veranda • Garage • Off street parking for 3
Vehicles •

The property is situated in one of Epsom's most sought-after locations and is conveniently situated close to excellent commuter facilities of Epsom with the M25 being only a short drive providing access to

central London and both Heathrow and Gatwick Airports. The mainline railway provides regular trains to Waterloo, Victoria and London Bridge, taking approximately 30 minutes.

The area boasts an excellent range of both state and private schools, including Rosebery Girls School, Glyn School, Epsom College, City of London Freeman's School and St. John's in Leatherhead. Nearby, is the RAC Country Club offering two prestigious golf courses, extensive dining and sporting facilities. Epsom also has some of the country's most delightful countryside, with the famous Epsom Racecourse, home of the 'Derby'.





This Four-bedroom elegant, spacious semi-detached property has been updated recently and carefully combines both period and contemporary features to provide versatile accommodation.

Designed over three floors and providing a wealth of lateral living space, enjoying a southwest facing terrace and garden ideal for in and outdoor entertaining.

On the ground floor, leading from the reception hall are the principle reception rooms including the sitting room, dining area, kitchen with comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps, splash backs, and worksurface, four ring electric hob ,adjacent double oven, space for fridge/freezer, washing machine and dishwasher.: Shower room, shower, wash hand basin and low level WC.

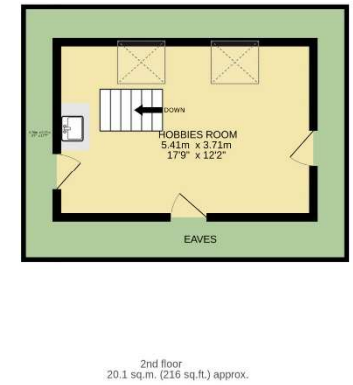
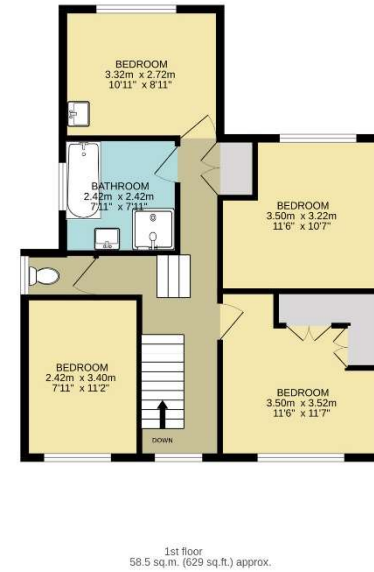
On the first floor are four double bedrooms with modernized family bathroom with large shower, pedestal wash handbasin, tiled in mosaic style with separate WC. Staircase leads to Second Floor comprising Hobbies Room.

Outside the garden is well established, affording privacy to all sides, immediately to the rear of the property is a veranda leading to lawned area with garden pond and Apple Tree, evergreens, and shed, herbaceous trees and shrubs. The garden enjoys a sunny south westerly aspect having been well maintained. To the front: with inset flowering borders, generous off-street parking for 3 vehicles Garage.

Asking Price £850,000 Freehold



EPC Rating: C
Council Tax Band: F



TOTAL FLOOR AREA : 152.7 sq.m. (1644 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP
Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

