

FOR  
SALE



Sunnymede Avenue, West Ewell, Surrey KT19 9TH

£750,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE located on a SOUGHT AFTER ROAD with lounge, MODERN KITCHEN/FAMILY ROOM, BATHROOM AND SHOWER ROOM, double glazing, gas central heating, REAR GARDEN AND SUMMERHOUSE, OFF STREET PARKING.....CLOSE TO EWELL WEST STATION.

## POINTS OF INTEREST

- *Extended Four Bedroom Semi-Detached House*
- *Kitchen/Family Room*
- *Bathroom & En-suite Shower Room*
- *Double Glazing & Central Heating*
- *Off Street Parking*
- *Rear Garden*
- *Close To Ewell West Station*



Jackson Noon



Jackson Noon



Jackson Noon



Jackson Noon



Jackson Noon

## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, wood floor, double glazed window

#### Cloakroom

Comprising low level wc, wash hand basin, double glazed window

#### Lounge

14' 6" x 11' 4" (4.42m x 3.45m) Radiator, laminate floor, double glazed window

#### Extended Kitchen/Family Room

27' 8" x 15' 11" (8.43m x 4.85m) Single drainer stainless steel sink unit inset in quartz work surface, range of cupboards and units, wall mounted boiler, integrated full height fridge and full height freezer, plumbing for autowash, integrated dishwasher, fitted oven and hob, extractor, radiator, double glazed windows, two electric skylights with fitted electric blinds, further two skylights with fitted electric blinds, double glazed doors to garden

### Stairs to First Floor

#### Landing

Double glazed window

#### Bedroom 2

14' 6" x 10' 6" (4.42m x 3.20m) Radiator, fitted wardrobes, laminate floor, double glazed window

#### Bedroom 3

12' 6" x 10' 5" (3.81m x 3.17m) Radiator, wood floor, double glazed window

#### Bedroom 4

7' 9" x 6' 5" (2.36m x 1.96m) Radiator, two double glazed windows

#### Bathroom

Comprising roll top bath with mixer tap, shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls, double glazed window

### Stairs to Second Floor

#### Landing

Double glazed window

#### Bedroom 1

17' 9" x 17' 3" (5.41m x 5.26m) Radiator, storage eaves, skylight, double glazed doors

#### En-Suite Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, double glazed window

### Outside

#### Front Garden

Off street parking

#### Rear Garden

Mainly laid to lawn, patio area, garden shed

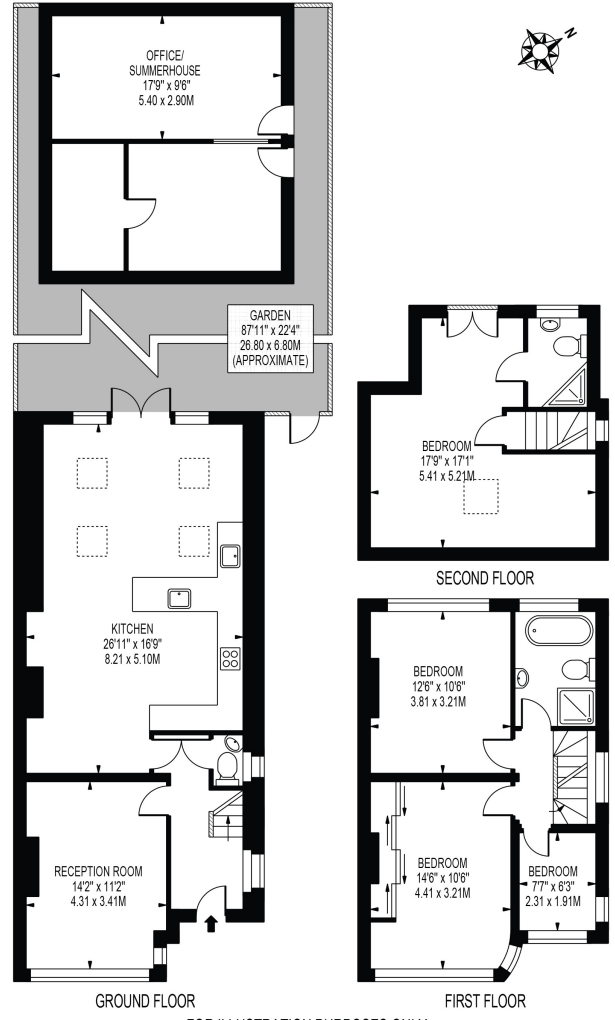
#### Office/Summerhouse

Power and lighting, internet

**SUNNYMEDE AVENUE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1396 SQ FT - 129.72 SQ M**  
 (EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OFFICE/SUMMERHOUSE: **169 SQ FT - 15.66 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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