

FOR
SALE



Larkspur Way, West Ewell, Surrey KT19 9LS

£335,000 - Leasehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE with lounge/diner, double glazing, gas central heating, REAR GARDEN, GARAGE.....900+ YEAR LEASE.....NO CHAIN.

POINTS OF INTEREST

- *First Floor Maisonette*
- *Two Double Bedrooms*
- *Lounge/Diner*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Garage*
- *No Chain*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space

Stairs to First Floor

Landing

Access to loft, double glazed window

Lounge/Diner

16' 6" x 12' 8" (5.03m x 3.86m) Feature fireplace, radiator, double glazed window

Kitchen

10' 5" x 9' 9" (3.17m x 2.97m) 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, two double glazed windows

Bedroom 1

14' 8" x 8' 10" (4.47m x 2.69m) Radiator, double glazed window

Bedroom 2

12' 6" x 11' 9" (3.81m x 3.58m) Radiator, cupboard, double glazed window

Shower Room

Comprising shower cubicle, low level wc, wash hand basin, radiator, part tiled walls, double glazed window

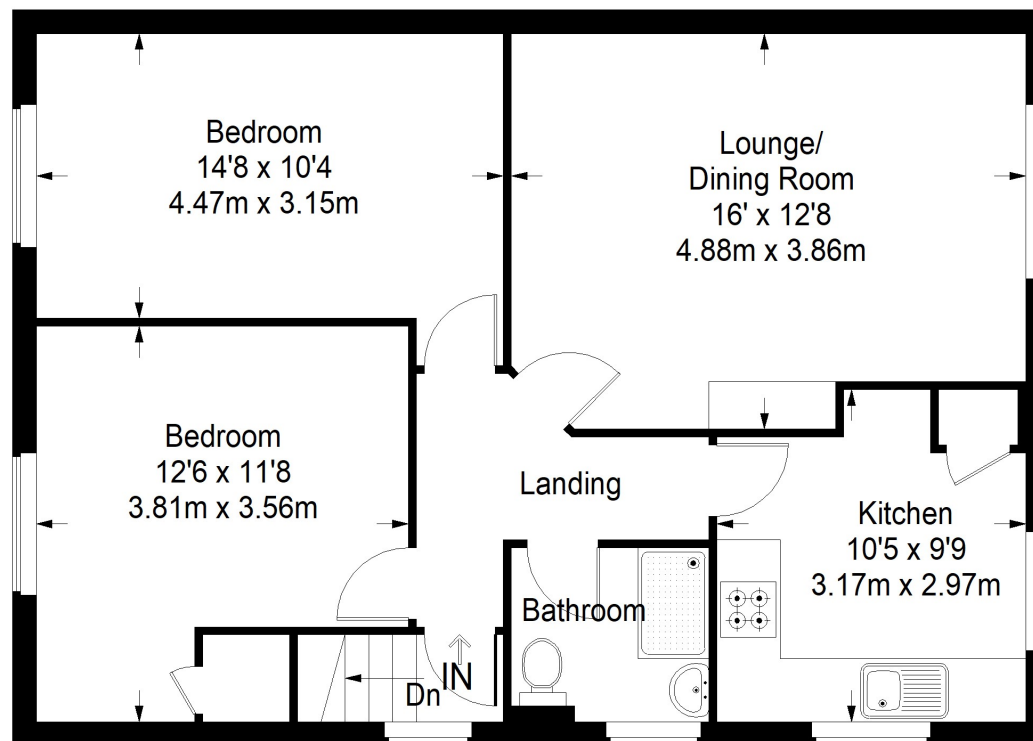
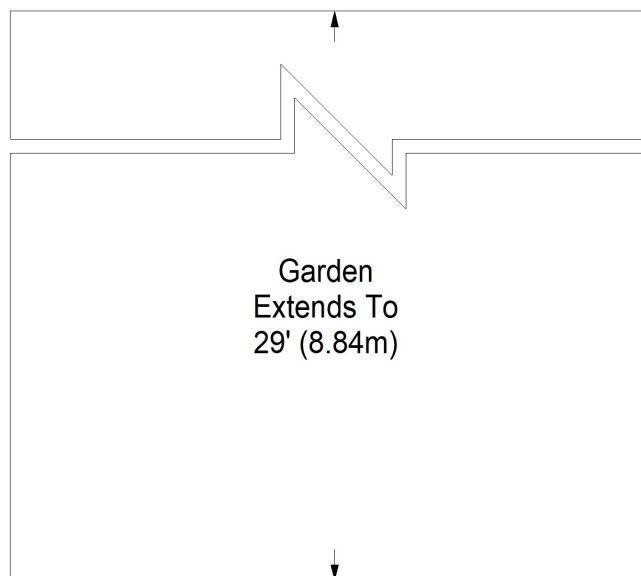
Outside

Rear Garden

Mainly laid to lawn, patio area, garden shed

Garage

Larkspur Way



First Floor = 659 sq ft

Approximate Gross Internal Area
FIRST FLOOR = 659 sq ft / 61.22 sq m
Total = 659 sq ft / 61.22 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. (ID357409)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			