

FOR  
SALE



Chesterfield Road, Ewell, Surrey KT19 9QP

£550,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM HOUSE located in a POPULAR TREE LINED ROAD with lounge and dining room, double glazing, gas central heating, REAR GARDEN AND GARAGE/WORKSHOP, off street parking.....CALL NOW TO VIEW.....NO CHAIN.

## POINTS OF INTEREST

- *Three Bedroom Semi-Detached House*
- *Lounge & Dining Room*
- *Double Glazing*
- *Gas Central Heating*
- *Off Street Parking*
- *Rear Garden & Garage/Workshop*
- *No Chain*
- *Sought After Road*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

#### Lounge

16' 7" x 10' 5" (5.05m x 3.17m) Radiator, double glazed window, double glazed doors to garden

#### Dining Room

11' 0" x 8' 11" (3.35m x 2.72m) Radiator, cupboard housing boiler, double glazed window

#### Kitchen

7' 9" x 5' 6" (2.36m x 1.68m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, plumbing for autowash, space for cooker, double glazed window, door to side

### Stairs to First Floor

#### Landing

Access to loft, radiator, double glazed window

#### Bedroom 1

10' 11" x 9' 7" (3.33m x 2.92m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

11' 0" x 9' 1" (3.35m x 2.77m) Radiator, airing cupboard, double glazed window

#### Bedroom 3

8' 3" x 5' 5" (2.51m x 1.65m) Radiator, fitted wardrobe, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level wc, wash hand basin, radiator, part tiled walls, double glazed window

### Outside

#### Front Garden

Lawn area, off street parking

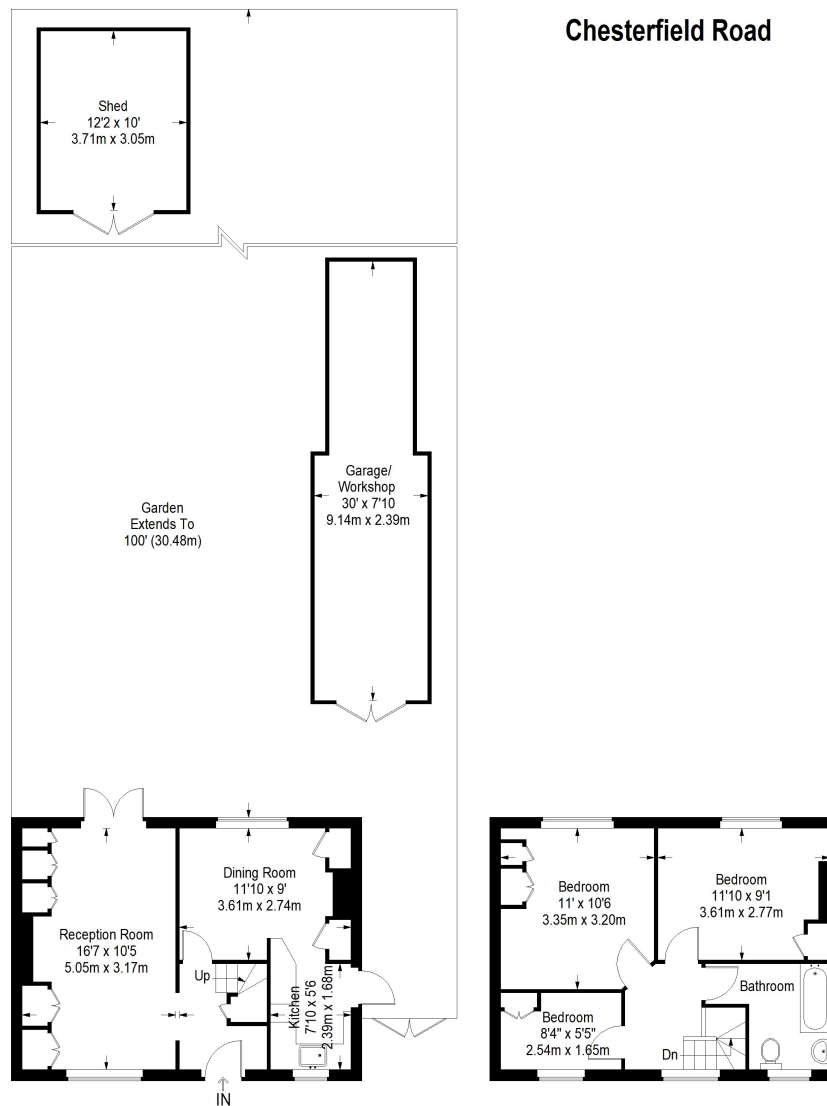
#### Rear Garden

Mainly laid to lawn, mature borders, patio area, garden sheds

#### Garage/Workshop

Power and lighting

### Chesterfield Road



Ground Floor = 376 sq ft

First Floor = 371 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 376 sq ft / 34.93 sq m  
 FIRST FLOOR = 371 sq ft / 34.47 sq m  
 GARAGE/WORKSHOP/SHED = 329 sq ft / 30.56 sq m  
 Total = 747 sq ft / 69.40 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+)	<b>A</b>		<b>82</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	