

FOR  
SALE



Hollymoor Lane, Epsom KT19 9JZ

£250,000 - Leasehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this GROUND FLOOR DOUBLE BEDROOM maisonette with KITCHEN (11'8 X 7'8), shower room, full gas central heating, double glazing and OWN SECLUDED GARDEN all located in a CUL DE SAC....CALL NOW TO VIEW.....NO CHAIN.

## POINTS OF INTEREST

- *Ground Floor Maisonette*
- *Double Bedroom*
- *Kitchen (11'8 x 7'8)*
- *Central Heating*
- *Own Secluded Garden*
- *No Chain*



## ROOM DESCRIPTIONS

### Covered Entrance Porch

Double Glazed Front Door to

#### Entrance Hall

Radiator and cover, deep storage cupboard

#### Lounge

13' x 11' (3.96m x 3.35m) Radiator, double glazed door to garden

#### Kitchen

11' 8" x 7' 8" (3.56m x 2.34m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge and freezer, plumbing for autowash, space for cooker, extractor, radiator, part tiled walls, tiled floor, double glazed window

#### Bedroom 1

13' 8" x 10' (4.17m x 3.05m) Radiator, fitted cupboard, double glazed window

#### Bathroom

Comprising 1 1/2 width shower cubicle, shower unit, low-level WC, vanity wash hand basin, part tiled walls, heated towel rail, tiled floor, double glazed window

### Outside

#### Front Garden

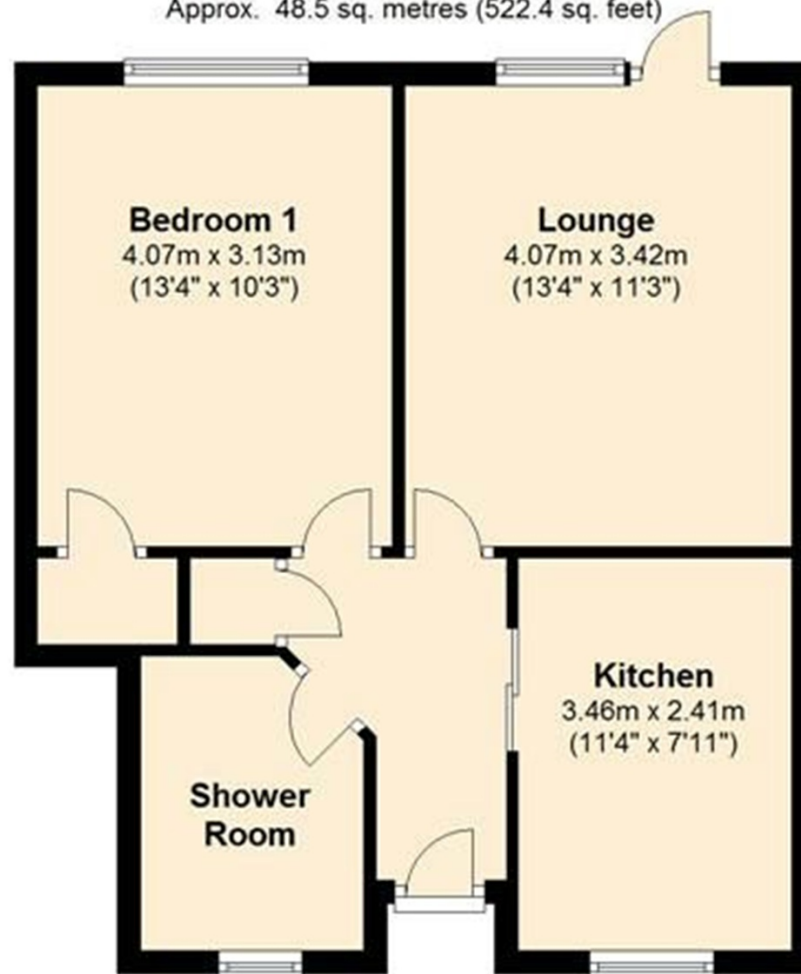
Mainly laid to lawn

#### Rear Garden

Mainly paved, mature borders, rear access

## Ground Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 48.5 sq. metres (522.4 sq. feet)

This floorplan is for illustration purposes only and whilst Jackson Noon Estate Agents have endeavoured to ensure it is an accurate representation of the property it should not be relied upon for furnishings etc.

Plan produced using The Mobile Agent.