

FOR
SALE



Station Avenue, Ewell, Surrey KT19 9UF

£655,000 - Freehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this FOUR BEDROOM SEMI-DETACHED HOUSE close to EWELL WEST STATION with lounge, MODERN KITCHEN/DINER, bathroom and en-suite shower room, double glazing, gas central heating, FRONT AND REAR GARDENS.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Four Bedroom House*
- *Modern Kitchen/Diner*
- *Bathroom & En-suite Shower Room*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Close To Ewell West Station*



ROOM DESCRIPTIONS

Front Door to

Entrance Porch

Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, wood floor

Lounge

12' 8" x 11' 5" (3.86m x 3.48m) Radiator, wood floor, double glazed window with fitted shutters

Modern Kitchen/Diner

15' 11" x 12' 0" (4.85m x 3.66m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, integrated washing machine and tumble dryer, integrated dishwasher, fitted oven and hob, radiator, wood floor, double glazed window, double glazed patio door to garden

Stairs to First Floor

Landing

Double glazed window

Bedroom 2

12' 10" x 10' 5" (3.91m x 3.17m) Radiator, double glazed window with fitted shutters

Bedroom 3

12' 10" x 10' 2" (3.91m x 3.10m) Radiator, fitted cupboard, double glazed window

Bedroom 4

6' 8" x 6' 5" (2.03m x 1.96m) Radiator, double glazed window

Bathroom

Comprising bath with mixer tap and shower attachment, shower cubicle with fitted shower, low level wc, wash hand basin, heated towel rail, tiled walls, two double glazed windows

Stairs to Second Floor

Landing

Double glazed window

Bedroom 1

16' 7" x 8' 10" (5.05m x 2.69m) Two radiators, fitted cupboards, storage eaves, two skylights

En-Suite Shower Room

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

Outside

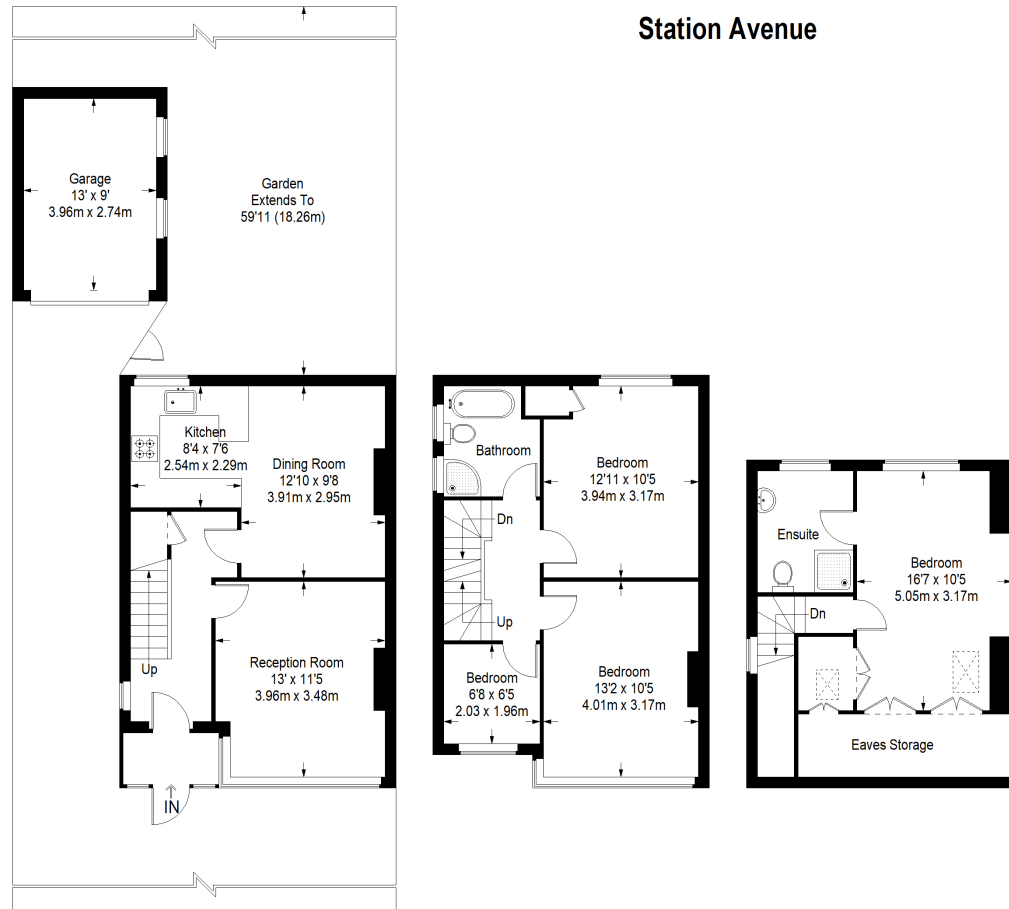
Front Garden

Off street parking

Rear Garden & Garage

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


Station Avenue



Ground Floor = 462 sq ft

First Floor = 442 sq ft

Second Floor = 331 sq ft

 = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 462 sq ft / 42.92 sq m
 FIRST FLOOR = 442 sq ft / 41.06 sq m
 SECOND FLOOR (Excluding Eaves Storage) = 250 sq ft / 23.23 sq m
 (Eaves Storage) = 81 sq ft / 7.52 sq m
 GARAGE = 117 sq ft / 10.87 sq m
 Total = 1352 sq ft / 125.60 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)