

REDUCED



Danetree Road, West Ewell, Surrey KT19 9RZ

Offers Over £530,000 - Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE BEDROOM HOUSE located close to an OUTSTANDING PRIMARY SCHOOL with extended lounge, dining room, double glazing, gas central heating, REAR GARDEN AND GARAGE, OFF STREET PARKING.....POPULAR RESIDENTIAL ROAD.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Extended Three Bedroom House*
- *Lounge & Dining Room*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden & Garage*
- *Off Street Parking*
- *Popular Residential Road*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, double glazed window

Extended Lounge

Two radiators, double glazed doors to garden

Dining Room

Radiator, double glazed window

Kitchen

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, plumbing for washing machine and dishwasher, space for cooker, radiator, double glazed window, double glazed door to garden

Stairs To First Floor

Landing

Access to loft, double glazed window

Bedroom 1

Radiator, double glazed window

Bedroom 2

Radiator, double glazed window

Bedroom 3

Radiator, double glazed

Bathroom

Comprising panel enclosed bath, fitted shower, low level wc, wash hand basin, part tiled walls, double glazed window

Outside

Front Garden

Mainly paved, off street parking

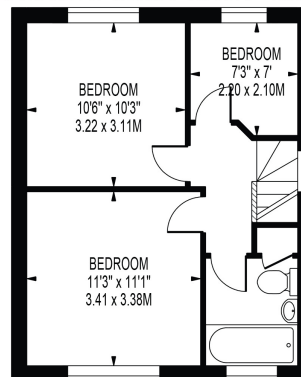
Rear Garden & Garage

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

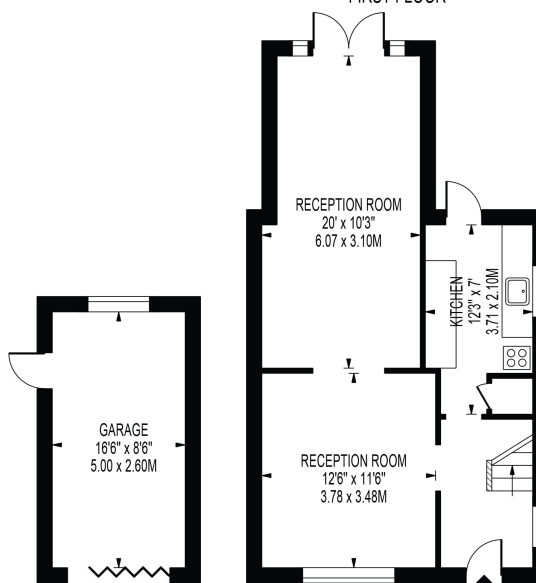
DANETREE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 864 SQ FT - 80.26 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 140 SQ FT - 13.00 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC