

FOR
SALE



Holman Road, West Ewell, Surrey KT19 9PG



OFFERS OVER £515,000 CONSIDERED £525,000 Freehold

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PROPERTY SUMMARY

*** OPEN TO OFFERS *** JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM HOUSE with DOUBLE GLAZED CONSERVATORY, MODERN KITCHEN (11'11 x 9'6), MODERN BATHROOM, cloakroom, gas central heating, double glazing, OFF STREET PARKING AND MATURE REAR GARDEN.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Bedroom House*
- *Through Lounge*
- *Double Glazed Conservatory*
- *Modern Kitchen & Bathroom*
- *Rear Garden*
- *Off Street Parking*



ROOM DESCRIPTIONS

Double Glazed Front Door to

Entrance Hall

Cloaks hanging space, understairs storage area, radiator

Lounge/Dining Room

23' 0" x 11' 9" (7.01m x 3.58m) Feature fireplace, radiator, double glazed window, double glazed sliding patio doors to

Double Glazed Conservatory

10' 9" x 9' 6" (3.28m x 2.90m) Tiled floor, double glazed windows, door to garden

Kitchen

11' 11" x 9' 6" (3.63m x 2.90m) Single drainer 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, extractor, radiator, double glazed window, double glazed door to

Covered Area

Utility cupboard and units, space for fridge freezer

Cloakroom

Comprising low level wc, wash hand basin

Stairs to First Floor

Landing

Airing cupboard, access to loft, double glazed window

Bedroom 1

12' 6" x 11' 8" (3.81m x 3.56m) Radiator, two fitted wardrobes, double glazed window

Bedroom 2

12' 7" x 8' 6" (3.84m x 2.59m) Radiator,, two fitted wardrobes, double glazed window

Bedroom 3

9' 4" x 8' 2" (2.84m x 2.49m) Radiator, double glazed window

Shower Room

Comprising 1 1/2 width shower cubicle, fitted power shower, shower screen, low level wc, two wash hand basins, heated towel rail, tiled walls and floor, double glazed window

Outside

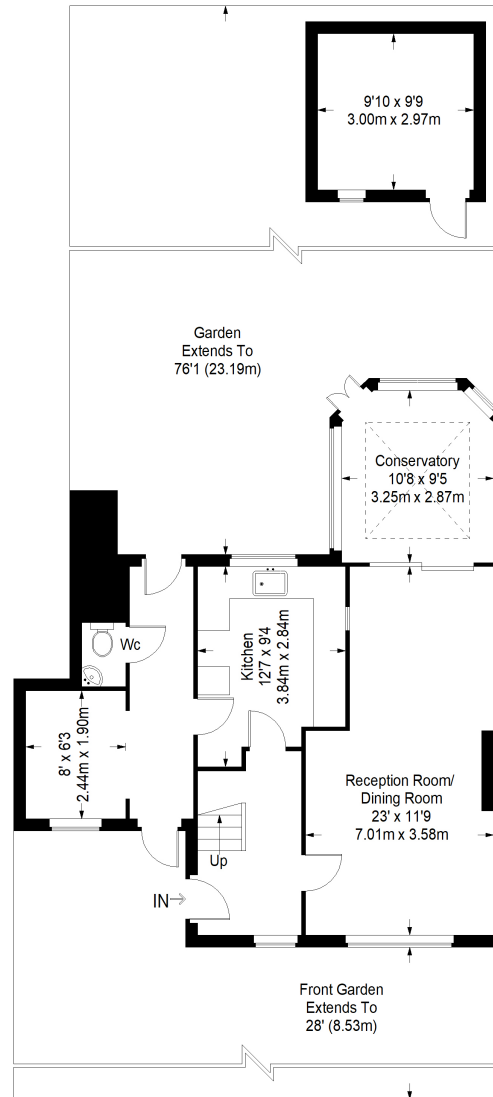
Front Garden

Mainly paved, paved path, off street parking for several vehicles

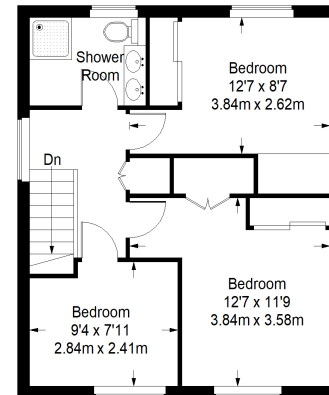
Rear Garden

Mainly laid to lawn, mature borders, two ponds, three sheds

Holman Road



Ground Floor = 663 sq ft



First Floor = 431 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 663 sq ft / 61.59 sq m
 FIRST FLOOR = 431 sq ft / 40.04 sq m
 Total = 1094 sq ft / 101.63 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)