

FOR  
SALE



Elm Road, Ewell Village, Surrey KT17 2EU

£425,000 - Freehold



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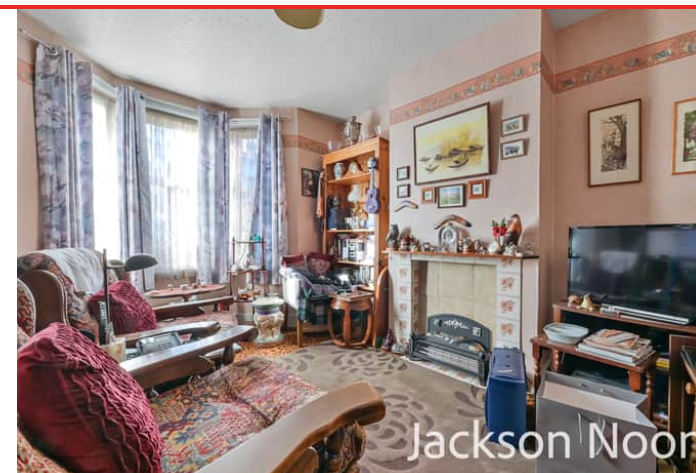


## PROPERTY SUMMARY

\*\*\* EWELL VILLAGE \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this TWO BEDROOM CHARACTER COTTAGE on the EDGE OF EWELL VILLAGE with lounge and dining room, front and rear gardens, OWN GARAGE.....IN NEED OF MODERNISATION.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Two Bedroom Character Cottage*
- *Lounge & Dining Room*
- *Front & Rear Gardens*
- *Garage*
- *No Chain*
- *Cul-De-Sac*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Porch

Door to

#### Entrance Hall

Cloaks hanging space

#### Lounge

13' 8" x 10' 10" (4.17m x 3.30m) Window

#### Dining Room

12' 9" x 9' 5" (3.89m x 2.87m) Window

#### Kitchen

12' 5" x 6' 10" (3.78m x 2.08m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, space for cooker, window

#### Conservatory/Sun Lounge

10' 4" x 9' 6" (3.15m x 2.90m) Door to garden

#### Cloakroom

Comprising high level wc, wash hand basin, two windows

### Stairs to First Floor

#### Landing

Access to loft

#### Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m) Fitted wardrobe, two windows

#### Bedroom 2

9' 4" x 9' 4" (2.84m x 2.84m) Boiler, window

#### Bathroom

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

### Outside

#### Front Garden

Paved path

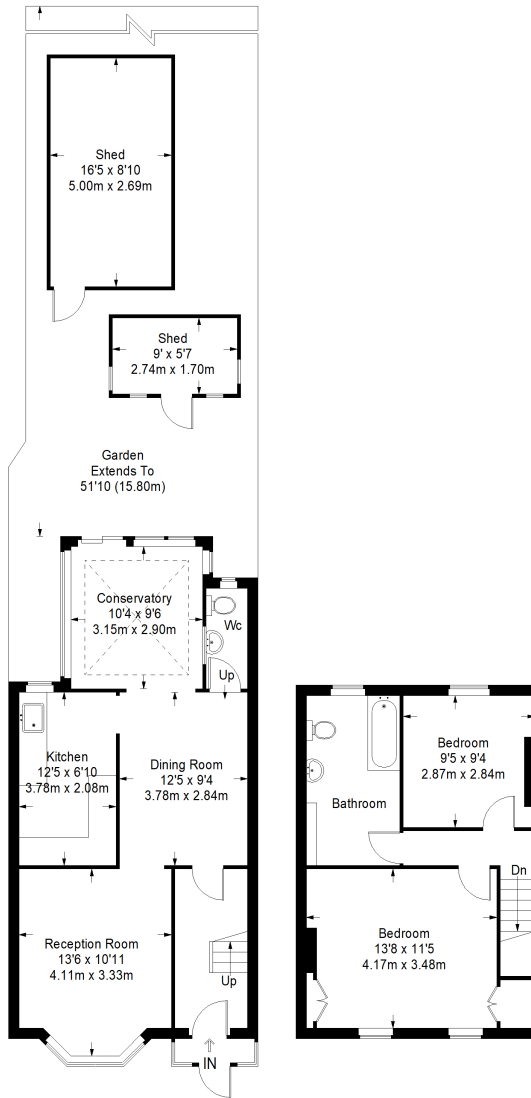
#### Rear Garden

Patio area, mature borders, garden shed

#### Garage

Rear access

Elm Road



Ground Floor = 551 sq ft

First Floor = 396 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 551 sq ft / 51.19 sq m  
 FIRST FLOOR = 396 sq ft / 36.79 sq m  
 SHED = 194 sq ft / 18.02 sq m  
 Total = 1141 sq ft / 106.00 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)