

UNDER  
OFFER



3 Chesterfield Road, Ewell, Surrey KT19 9QR

£630,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE BEDROOM DETACHED HOUSE located on a SOUGHT AFTER ROAD with lounge and dining room, EXTENDED KITCHEN, utility room/cloakroom, bathroom and en-suite shower room, REAR GARDEN, DRIVEWAY AND GARAGE.....CALL NOW TO VIEW.....NO CHAIN.

## POINTS OF INTEREST

- *Extended Three Bedroom Detached House*
- *Lounge & Dining Room*
- *Extended Kitchen*
- *Utility Room/Cloakroom*
- *Bathroom & En-suite Shower Room*
- *Driveway & Garage*
- *Sought After Road*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

#### Lounge

16' 0" x 13' 3" (4.88m x 4.04m) Radiator, double glazed window

#### Dining Room

16' 1" x 14' 6" (4.90m x 4.42m) Radiator, cupboard housing boiler, understairs cupboard, double glazed window

#### Extended Kitchen

9' 6" x 8' 3" (2.90m x 2.51m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, fitted oven and hob, double glazed window

#### Lobby

Door to garden

#### Cloakroom/Utility Room

Comprising low level wc, wash hand basin, plumbing for washing machine, double glazed window

### Stairs To First Floor

#### Landing

Access to loft, cupboard, double glazed window

#### Bedroom 1

13' 6" x 10' 5" (4.11m x 3.17m) Radiator, airing cupboard, double glazed window

#### En-Suite Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls

#### Bedroom 2

11' 4" x 8' 10" (3.45m x 2.69m) Radiator, double glazed window

#### Bedroom 3

11' 4" x 6' 11" (3.45m x 2.11m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, low level wc, wash hand basin, tiled walls, double glazed window

### Outside

#### Front Garden

Lawn area, driveway with off street parking

#### Rear Garden

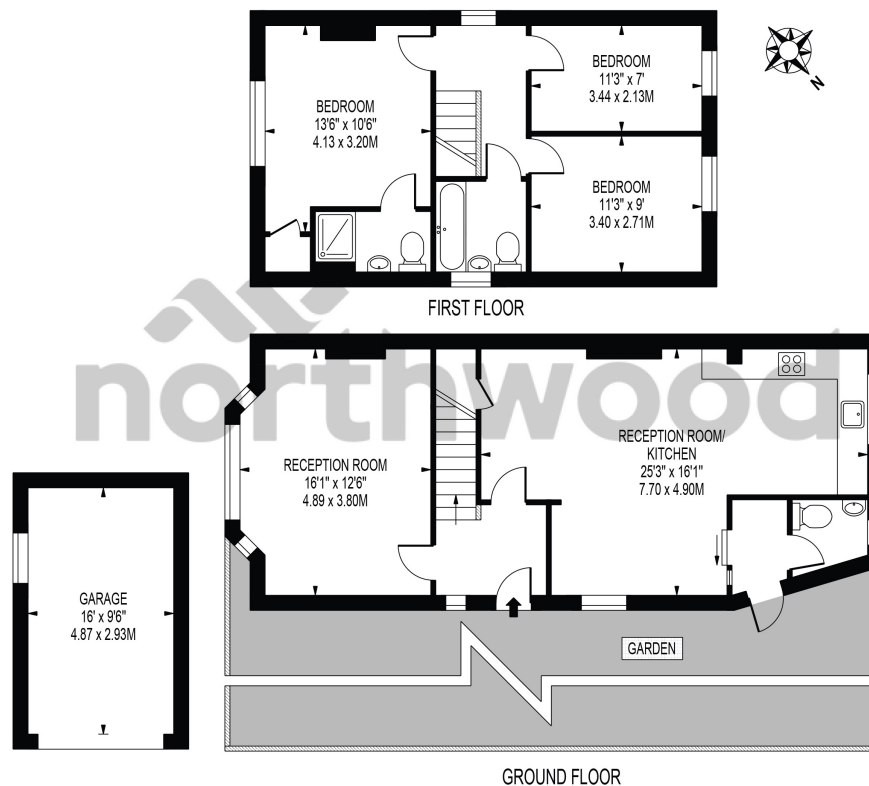
Mainly laid to lawn, mature borders

#### Garage

## CHESTERFIELD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1096 SQ FT - 101.84 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 154 SQ FT - 14.27 SQ M



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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC