

FOR
SALE



Crosslands Road, Ewell, Surrey KT19 9SS



Offers Over £575,000 - Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE/FOUR BEDROOM SEMI-DETACHED HOUSE located on a BOLD CORNER PLOT with double glazing, gas central heating, OWN DRIVE TO GARAGE, FRONT AND REAR GARDENS all located close to PARKLAND and the HOGSMILL OPEN SPACE.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three/Four Bedroom House*
- *Double Glazing*
- *Gas Central Heating*
- *Own Drive To Garage*
- *Front & Rear Gardens*
- *Corner Plot*
- *Close to Open Land*



ROOM DESCRIPTIONS

Front Door to

Entrance Porch

Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

Through Lounge/Diner

23' 9" x 11' 6" (7.24m x 3.51m) Two radiators, double glazed window, double glazed doors to garden

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash and dishwasher, fitted hob and oven, extractor, radiator, double glazed window, double glazed door to garden

Stairs to First Floor

Double glazed window

Bedroom 1

13' 0" x 9' 1" (3.96m x 2.77m) Radiator, fitted wardrobes, double glazed window

Bedroom 2

10' 4" x 7' 9" (3.15m x 2.36m) Radiator, fitted wardrobes, double glazed window, stairs to Bedroom 4

Bedroom 3

7' 2" x 6' 11" (2.18m x 2.11m) Radiator, double glazed window

Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, fitted shower, shower screen, low level wc, wash hand basin, cupboard, heated towel rail, tiled walls, double glazed window

Bedroom 4

15' 2" x 11' 3" (4.62m x 3.43m) Radiator, double glazed window

Outside

Front Garden

Mainly laid to lawn, path

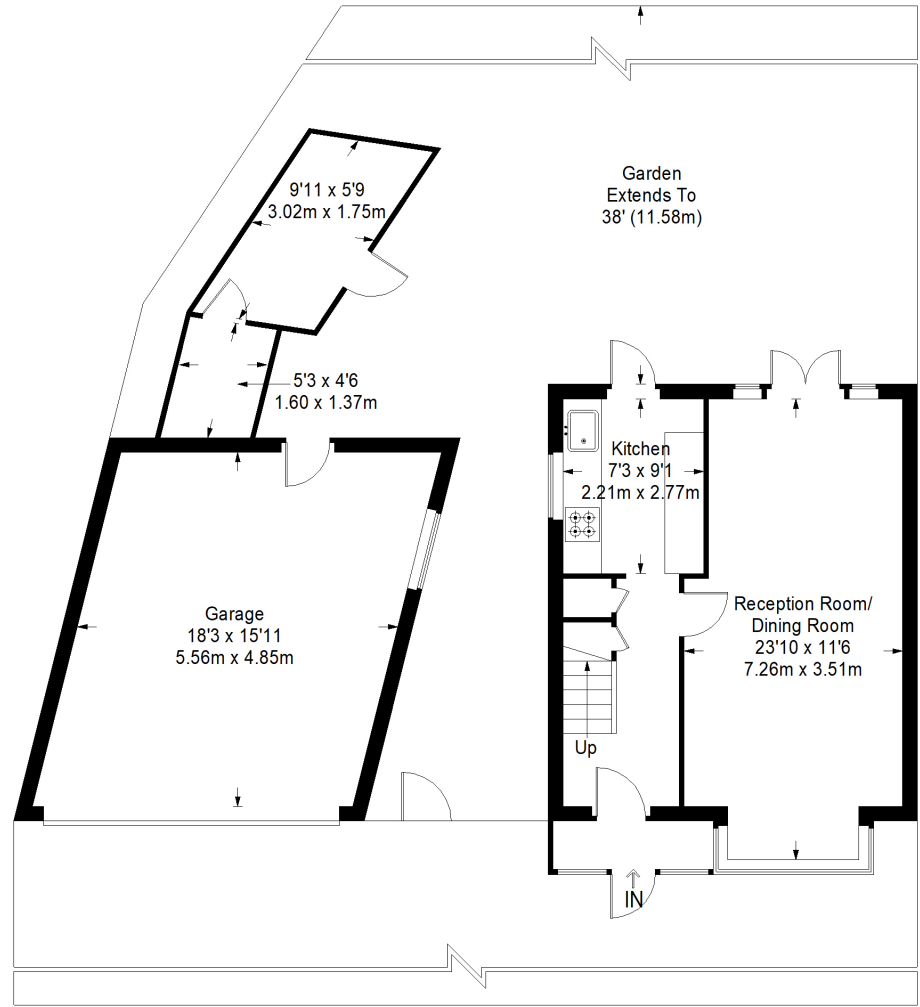
Rear & Side Gardens

Laid to lawn, patio area, garden shed

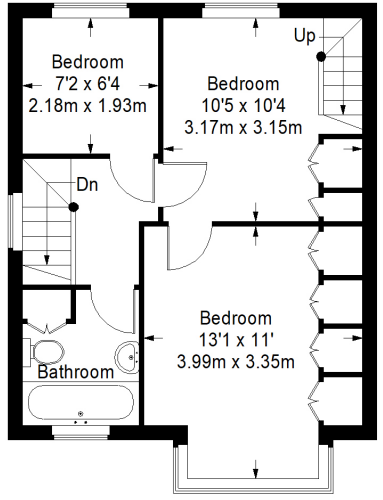
Own Drive to Double Garage

Off street parking to front, electric door to front and rear, power and lighting

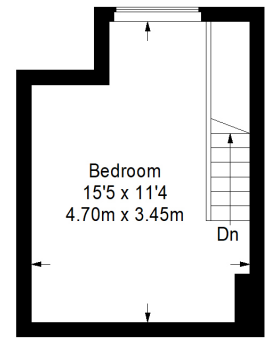
Crosslands Road



Ground Floor = 415 sq ft



First Floor = 386 sq ft



Second Floor = 161 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 415 sq ft / 38.55 sq m
 FIRST FLOOR = 386 sq ft / 35.86 sq m
 SECOND FLOOR = 161 sq ft / 14.96 sq m
 GARAGE/ SHED = 394 sq ft / 36.60 sq m
 Total = 1356 sq ft / 125.97 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)