

FOR  
SALE



Jackson Noon

Fulford Road, West Ewell, Surrey KT19 9QX

£675,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE EXTENDED THREE BEDROOM DETACHED HOUSE located on a SOUGHT AFTER ROAD with lounge, extended kitchen/dining/family room, study, BATHROOM AND SHOWER ROOM, own drive to garage, LARGE REAR GARDEN.....CALL NOW TO VIEW.....NO CHAIN.

## POINTS OF INTEREST

- *Extended Three Bedroom Detached House*
- *Lounge*
- *Extended Kitchen/Dining/Family Room*
- *Study*
- *Bathroom & Shower Room*
- *Central Heating*
- *Large Rear Garden*
- *Own Drive To Garage*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Porch

Door to

#### Entrance Hall

Cloaks hanging space, radiator, understairs cupboard

#### Lounge

Feature fireplace, two radiators, double glazed window

#### Extended Kitchen/Dining/Family Room

24' 3" x 19' 3" (7.39m x 5.87m) Feature fireplace, radiator, sliding door to Sun Lounge

#### Modern Kitchen Area

Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, space for cooker

#### Sun Lounge

18' 1" x 10' 10" (5.51m x 3.30m) Door to garden

#### Shower Room

Comprising shower cubicle, low level wc, wash hand basin, part tiled walls, window

#### Study

11' 8" x 9' 2" (3.56m x 2.79m) Window, door to garden

### Stairs to First Floor

#### Landing

Access to loft, window

#### Bedroom 1

14' 8" x 11' 10" (4.47m x 3.61m) Radiator, double glazed window

#### Bedroom 2

12' 5" x 12' 2" (3.78m x 3.71m) Radiator, double glazed doors to Roof Terrace

#### Bedroom 3

8' 11" x 7' 1" (2.72m x 2.16m) Radiator, double glazed window

#### Bathroom

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

### Outside

#### Front Garden

Paved path, own driveway

#### Large Rear Garden

Mainly laid to lawn, mature borders, garden shed

#### Garage

Access via own drive

Fulford Road



Ground Floor = 1238 sq ft

First Floor = 478 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 1,238 sq ft / 115.01 sq m  
 FIRST FLOOR = 478 sq ft / 44.40 sq m  
 Total = 1,716 sq ft / 159.41 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Window 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.