

REDUCED



55 Court Farm Avenue, Ewell Court KT19 0HD



£700,000 - Freehold

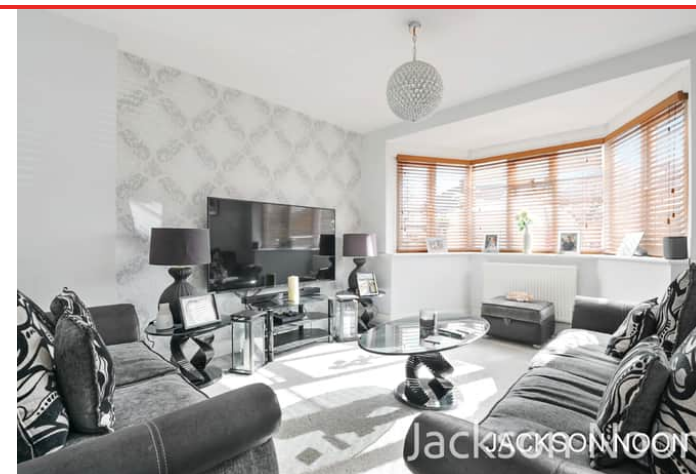
252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED FOUR BEDROOM HOUSE located in the favoured 'EWELL COURT' area with MODERN KITCHEN/DINING/FAMILY ROOM, bathroom and shower room, double glazing, gas central heating, OWN DRIVE, REAR GARDEN BACKING ONTO OPEN LAND.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Extended Four Bedroom House*
- *Modern Kitchen/Dining Room/Family Room*
- *Bathroom & Shower Room*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden Backing Onto Open Land*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Radiator, wood flooring, understairs cupboard

Lounge

15' 1" x 11' 5" (4.60m x 3.48m) Radiator, double glazed window

Extended Kitchen/Dining/Family Room

19' 0" x 17' 2" (5.79m x 5.23m) Single drainer 1 1/2 bowl sink unit inset in wood work surface, range of cupboards and units, wall mounted boiler, space for fridge and freezer, plumbing for dishwasher and autowash, fitted oven and hob, wood flooring, radiator, skylight, double glazed bifolding doors to garden

Stairs to First Floor

Landing

Double glazed window

Bedroom 2

16' 1" x 10' 11" (4.90m x 3.33m) Radiator, double glazed window

Bedroom 3

11' 9" x 11' 7" (3.58m x 3.53m) Radiator, double glazed window

Bedroom 4

8' 5" x 6' 5" (2.57m x 1.96m) Radiator, double glazed window

Bathroom

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

Stairs to Second Floor

Landing

Skylight, double glazed window

Bedroom 1

17' 3" x 13' 8" (5.26m x 4.17m) Radiator, wood flooring, two skylights, double glazed door to juliet balcony

Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window

Outside

Front garden

Mainly paved, off street parking

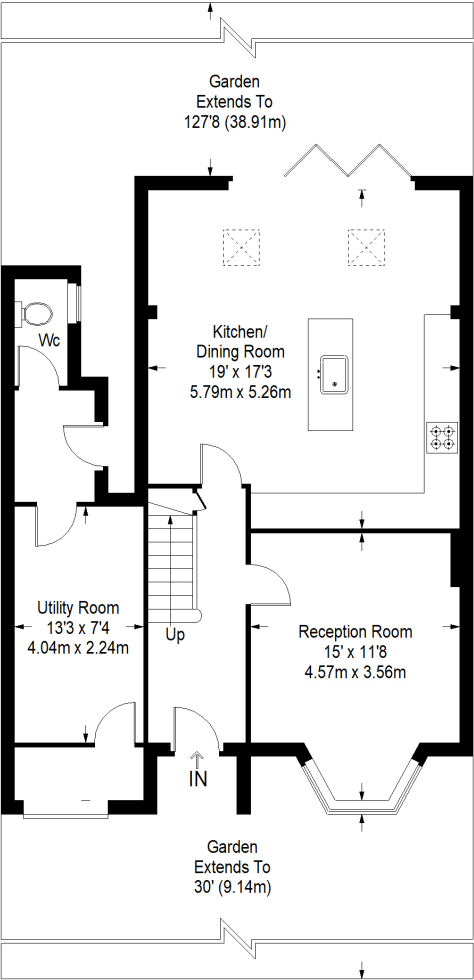
Mature rear garden

Mainly laid to lawn, patio area, garden shed

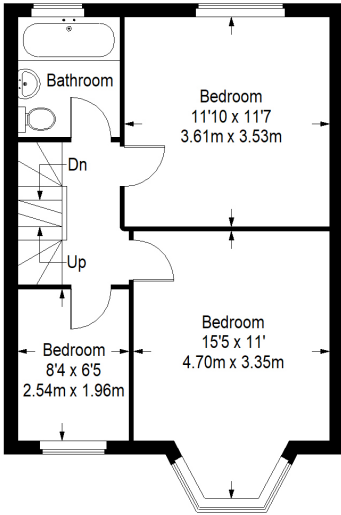
Garage/Storage Area/Games Room

Outside WC

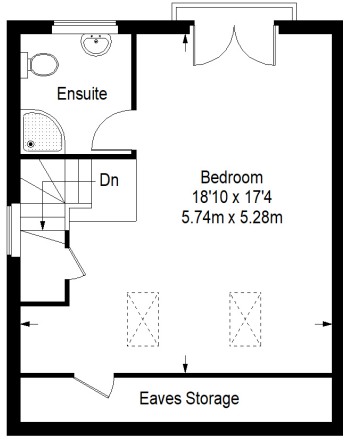
Court Farm Avenue



Ground Floor = 737 sq ft



First Floor = 431 sq ft



Second Floor = 383 sq ft

= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 737 sq ft / 68.47 sq m
 FIRST FLOOR = 431 sq ft / 40.04 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 339 sq ft / 31.49 sq m
 (Reduced Headroom) = 44 sq ft / 4.09 sq m
 Total = 1551 sq ft / 144.09 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)