

REDUCED



Poole Road, West Ewell, Surrey KT19 9SJ



OFFERS OVER £475,000 CONSIDERED £490,000 Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE with lounge/diner, double glazing, gas central heating, REAR GARDEN, OFF STREET PARKING.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom Semi-Detached House*
- *Lounge/Diner*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Off Street Parking*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

#### Lounge

13' 8" x 11' 4" (4.17m x 3.45m) Radiator, double glazed window

#### Dining Room

9' 11" x 8' 11" (3.02m x 2.72m) Radiator, double glazed patio door to garden

#### Kitchen

8' 11" x 7' 5" (2.72m x 2.26m) 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, space for cooker, double glazed window, double glazed door to garden

### Stairs to First Floor

#### Landing

Access to loft, double glazed window

#### Bedroom 1

12' 3" x 9' 9" (3.73m x 2.97m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

10' 7" x 10' 3" (3.23m x 3.12m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 3

7' 1" x 6' 6" (2.16m x 1.98m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath, low level wc, wash hand basin, airing cupboard, radiator, part tiled walls, double glazed window

### Outside

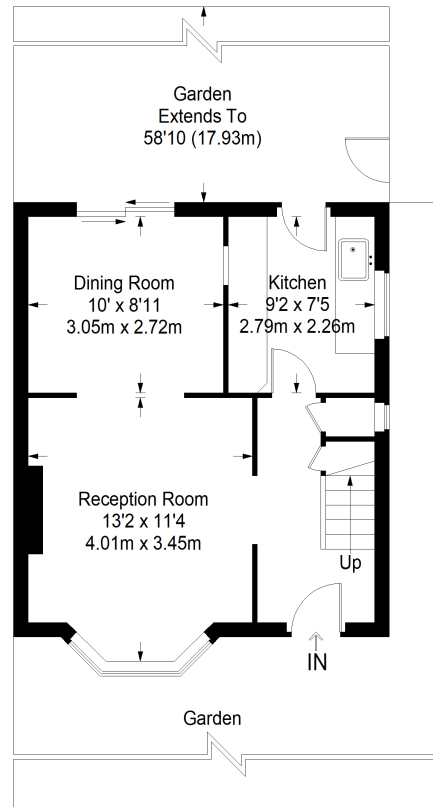
#### Front Garden

Mainly paved, off street parking

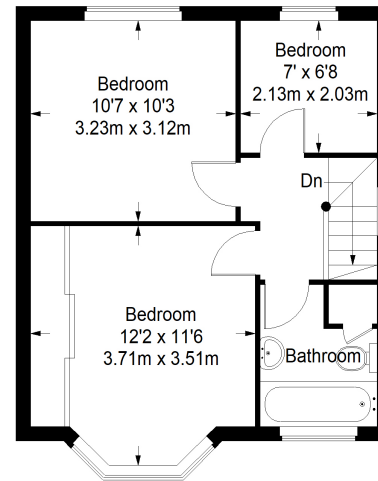
#### Rear Garden

Mainly laid to lawn, mature borders, garden shed, patio area

**Poole Road**



**Ground Floor = 382 sq ft**



**First Floor = 379 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 382 sq ft / 35.49 sq m  
 FIRST FLOOR = 379 sq ft / 35.21 sq m  
 Total = 761 sq ft / 70.70 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)