

FOR
SALE



282 Kingston Road, Ewell KT19 0SN

£990,000 - 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 AND REFURBISHED FOUR DOUBLE BEDROOM DETACHED BUNGALOW with lounge (24'2 x 22), MODERN KITCHEN, two shower rooms, gas central heating and underfloor heating, FRONT AND REAR GARDENS, OWN DRIVE VIA ELECTRIC GATES TO GARAGE.....CALL NOW TO VIEW.....NO CHAIN.

POINTS OF INTEREST

- *Detached Bungalow*
- *Four Double Bedrooms*
- *Two Shower Rooms*
- *Double Glazing & Central Heating*
- *Own Drive To Garage*
- *Corner Plot*
- *No Chain*
- *Refurbished & Extended*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

16' x 14' 8" (4.88m x 4.47m) Underfloor heating, tiled floor, understairs cupboard, cloaks hanging space, oak staircase

Cloakroom

Comprising low level wc, bidet, wash hand basin, heated towel rail, tiled walls and floor, double glazed windows

Lounge

24' 2" x 22' (7.37m x 6.71m) Underfloor heating, tiled floor, BI FOLD DOORS to garden

Refitted Kitchen

22' 7" x 9' 10" (6.88m x 3.00m) Stainless steel sink unit inset in granite work surface, range of cupboards and units with feature lighting, space for fridge freezer, integrated dishwasher, fitted oven and hob, extractor, tiled floor, triple glazed window

Utility Room

14' 9" x 10' (4.50m x 3.05m) Sink unit, fitted units, hob, plumbing for washing machine, tiled walls and floor, double glazed window

Bedroom 1

24' 10" x 14' 7" (7.57m x 4.44m) Tiled floor, triple glazed window

En Suite Shower Room

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

Stairs to First Floor

Landing

Radiator, skylight

Bedroom 2

16' 1" x 14' 4" (4.90m x 4.37m) Two radiators, storage eaves, three skylights

Bedroom 3

23' 0" x 10' 3" (7.01m x 3.12m) Two radiators, double glazed, two skylights

Bedroom 4

23' 0" x 8' 2" (7.01m x 2.49m) Two radiators, two skylights

Shower Room

Comprising shower cubicle with fitted shower, shower screen, low level wc, wash hand basin, tiled walls and floor, double glazed window

Airing/ boiler room

13' 9" x 4' (4.19m x 1.22m) Megaflow system

Outside

Front Garden

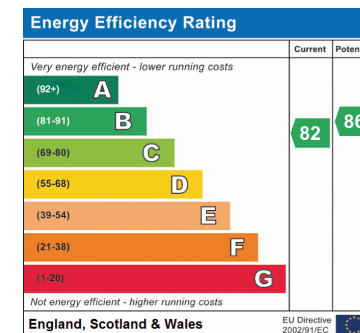
Mainly paved, paved path, mature borders

Rear Garden

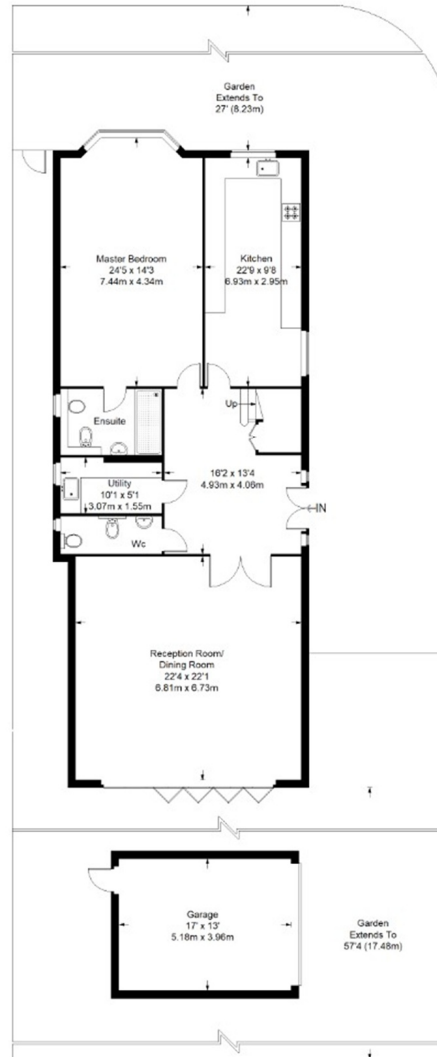
Mainly laid to lawn, mature borders, patio area, garden shed

Garage & Gated Drive

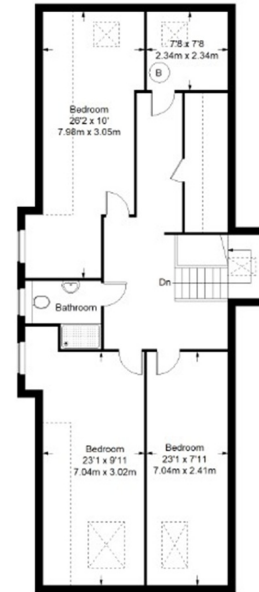
Electric door, via electric gates



Kingston Road



Ground Floor = 1448 sq ft



First Floor = 1085 sq ft

☐ Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 1448 sq ft / 134.52 sq m
 FIRST FLOOR (Excluding Reduced Headroom) = 947 sq ft / 87.98 sq m
 (Reduced Headroom) = 138 sq ft / 12.82 sq m
 GARAGE = 222 sq ft / 20.62 sq m
 Total = 2755 sq ft / 255.94 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. (D327403)