

FOR  
SALE



Belfield Road, Ewell, Surrey KT19 9TF

Offers Over £650,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED FOUR BEDROOM HOUSE located on a SOUGHT AFTER ROAD close to EWELL WEST STATION with double glazing, gas central heating, OFF STREET PARKING, REAR GARDEN.....CALL NOW TO VIEW....NO CHAIN.

## POINTS OF INTEREST

- *Extended Four Bedroom House*
- *Double Glazing*
- *Gas Central Heating*
- *Off Street Parking*
- *Rear Garden*
- *Close to Ewell West (Zone 6) Station*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, radiator, understairs cupboard

#### Cloakroom

Comprising low level wc, wash hand basin, part tiled walls, double glazed window

#### Lounge

12' 11" x 11' 5" (3.94m x 3.48m) Radiator, double glazed window

#### Extended Dining Room

18' 9" x 10' 6" (5.71m x 3.20m) Radiator, double glazed patio door to garden

#### Extended Kitchen

15' 5" x 6' 2" (4.70m x 1.88m) 1 1/2 bowl sink unit inset in granite work surface, range of cupboards and units, larder cupboard, wall mounted boiler, space for fridge freezer, plumbing for autowash and dishwasher, fitted oven and hob, extractor, double glazed window, double glazed door

### Stairs to First Floor

#### Landing

#### Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

12' 11" x 10' 8" (3.94m x 3.25m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 3

6' 3" x 6' 2" (1.91m x 1.88m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath, fitted shower, shower screen, low level wc, heated towel rail, tiled walls, double glazed window

### Stairs to Second Floor

#### Landing

Cupboard

#### Bedroom 4

Two skylights

### Outside

#### Front Garden

Off street parking

#### Rear Garden

Mainly laid to lawn, mature borders, garden shed, patio area, WORKSHOP/GARAGE with rear access

**Belfield Road**



**Ground Floor = 537 sq ft**

**First Floor = 395 sq ft**

**Second Floor = 221 sq ft**

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 GROUND FLOOR = 537 sq ft / 49.89 sq m  
 FIRST FLOOR = 395 sq ft / 36.70 sq m  
 SECOND FLOOR (Excluding Reduced Headroom) = 87 sq ft / 8.08 sq m  
 (Reduced Headroom) = 134 sq ft / 12.45 sq m  
 SHED = 177 sq ft / 16.44 sq m  
 Total = 1330 sq ft / 123.56 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)