

FOR  
SALE



1 Heatherside Road, Ewell, Surrey KT19 9QS



£600,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE THREE BEDROOM DETACHED HOUSE with lounge, EXTENDED FAMILY ROOM/DINING ROOM, bathroom and shower room, gas central heating, FRONT AND REAR GARDENS, OWN DRIVE TO GARAGE.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Extended Three Bedroom Detached House*
- *Lounge & Family Room/Dining Room*
- *Bathroom & Shower Room*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Own Drive To Garage*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, radiator, double glazed window

#### Lounge

16' 0" x 13' 1" (4.88m x 3.99m) Feature fireplace, radiator, double glazed window

#### Extended Family Room/Dining Room

22' 0" x 19' 1" (6.71m x 5.82m) Radiator, two double glazed windows, patio door to Conservatory

#### Kitchen

10' 2" x 5' 10" (3.10m x 1.78m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, plumbing for autowash and dishwasher, fitted oven and hob, extractor, radiator, double glazed window

#### Further Area

9' 0" x 4' 10" (2.74m x 1.47m) Fitted units, space for fridge freezer, double glazed door to side

#### Conservatory

14' 8" x 12' 10" (4.47m x 3.91m) Double glazed windows, patio door to garden

#### Shower Room

Comprising shower cubicle, low level wc, wash hand basin, cupboard, understairs cupboard, radiator, tiled walls, window

### Stairs to First Floor

#### Landing

Airing cupboard, access to loft

#### Bedroom 1

16' 0" x 10' 6" (4.88m x 3.20m) Radiator, fitted wardrobes, wash hand basin, double glazed window

#### Bedroom 2

10' 7" x 8' 10" (3.23m x 2.69m) Radiator, fitted wardrobe, double glazed window

#### Bedroom 3

10' 6" x 6' 8" (3.20m x 2.03m) Radiator, fitted wardrobe, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, part tiled walls, double glazed window

### Outside

#### Front Garden

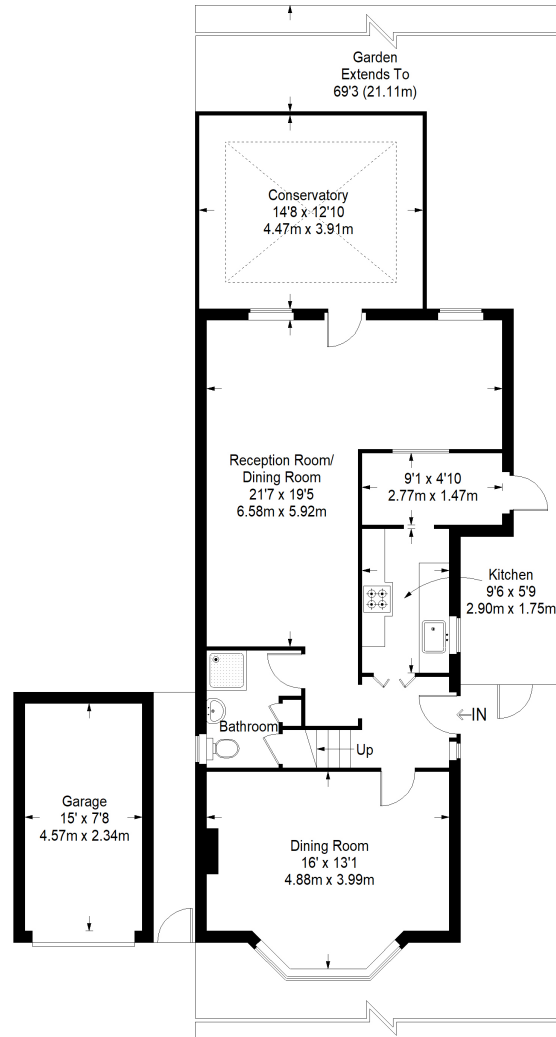
Paved path, lawn area

#### Rear Garden

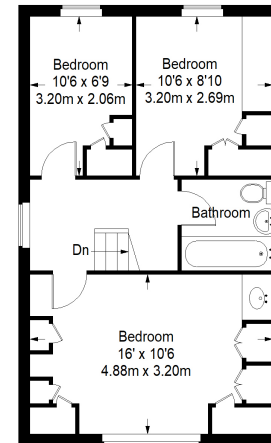
Mainly laid to lawn, mature borders, garden shed

#### Own Drive To Garage

**Heatherside Road**



**Ground Floor = 912 sq ft**



**First Floor = 440 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 912 sq ft / 84.72 sq m  
 FIRST FLOOR = 440 sq ft / 40.88 sq m  
 GARAGE = 116 sq ft / 10.78 sq m  
 Total = 1468 sq ft / 136.38 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)