

FOR  
SALE



37 Ormonde Avenue, Epsom, Surrey KT19 9EP



VIEWINGS AVAILABLE SATURDAY 23/3/2024 £460,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM HOUSE with lounge and dining room, gas central heating, FRONT, SIDE AND REAR GARDENS, OFF STREET PARKING.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom House*
- *Lounge & Dining Room*
- *Gas Central Heating*
- *Off Street Parking*
- *Front, Side & Rear Gardens*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Porch

Door to

#### Entrance Hall

Cloaks hanging space, radiator, cupboard

#### Cloakroom

Comprising low level wc, wash hand basin, radiator, window

#### Lounge

13' 8" x 11' 7" (4.17m x 3.53m) Radiator, secondary glazed window

#### Dining Room

10' 4" x 8' 2" (3.15m x 2.49m) Radiator, secondary glazed window

#### Kitchen

10' 3" x 9' 2" (3.12m x 2.79m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, extractor, window, door to garden

### Stairs to First Floor

#### Landing

Cupboard, access to loft

#### Bedroom 1

11' 8" x 10' 5" (3.56m x 3.17m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

13' 5" x 11' 8" (4.09m x 3.56m) Radiator, double glazed window

#### Bedroom 3

8' 8" x 6' 10" (2.64m x 2.08m) Radiator, window

#### Bathroom

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

### Outside

#### Front Garden

Off street parking, decking area

#### Rear and Side Garden

Garden shed, side gate

