

FOR
SALE



Holman Road, West Ewell, Surrey KT19 9PQ



Offers Over £500,000 - Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM HOUSE with MODERN KITCHEN (10'8 x 10'3), MODERN BATHROOM, gas central heating, double glazing, OFF STREET PARKING AND REAR GARDEN.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three bedroom house*
- *Lounge*
- *Modern Kitchen & Bathroom*
- *Double Glazing & Central Heating*
- *Off Street Parking*
- *Rear Garden*
- *Must Be Viewed*



ROOM DESCRIPTIONS

Front Door to

Entrance hall

Understairs cupboard, wood floor, double glazed window

Lounge

12' 8" x 12' 7" (3.86m x 3.84m) Radiator, wood flooring, two double glazed windows

Modern Kitchen

10' 8" x 10' 3" (3.25m x 3.12m) 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, fitted oven and hob, extractor, double glazed doors to garden

Modern Bathroom

Comprising panel enclosed bath, fitted shower, low level wc, wash hand basin, radiator, two double glazed windows

Stairs to First Floor

Landing

Access to loft, double glazed window

Bedroom 1

15' 0" x 10' 8" (4.57m x 3.25m) Radiator, fitted wardrobes, double glazed window

Bedroom 2

12' 8" x 8' 4" (3.86m x 2.54m) Radiator, double glazed window

Bedroom 3

9' 8" x 7' 7" (2.95m x 2.31m) Radiator, double glazed window

Cloakroom

Low level wc

Outside

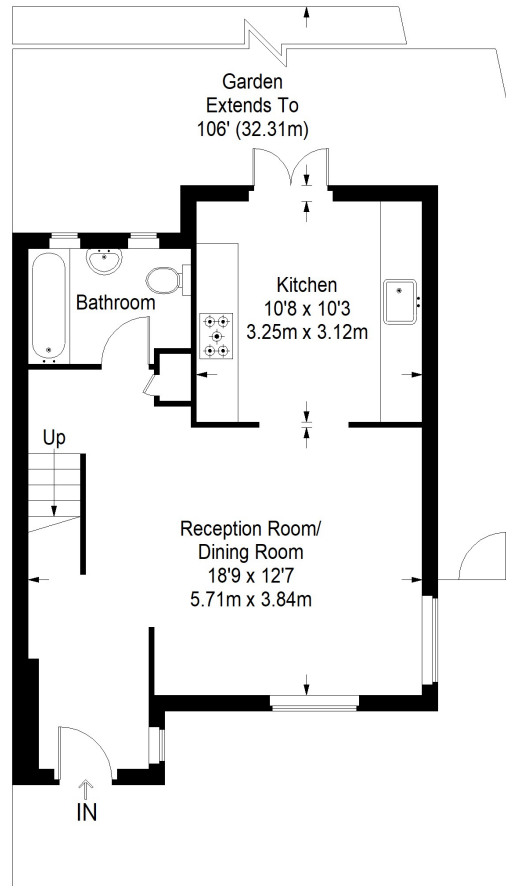
Front garden

Mainly paved, ELECTRIC GATES TO OFF STREET PARKING

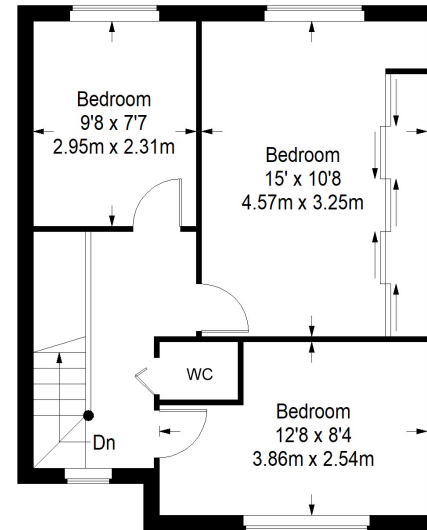
Rear garden

Mainly laid to lawn, patio, garden shed

Holman Road



Ground Floor = 446 sq ft



First Floor = 427 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 446 sq ft / 41.43 sq m
 FIRST FLOOR = 427 sq ft / 39.67 sq m
 Total = 873 sq ft / 81.10 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)