

FOR
SALE



Heatherside Road, Ewell, Surrey KT19 9QT

£525,000 - Freehold



252, Chessington Road, Ewell, Epsom, KT19 9XF [0208 394 2555](tel:02083942555) sales@jacksonnoon.com

PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM CHARACTER COTTAGE located on a SOUGHT AFTER ROAD with lounge and dining room, gas central heating, REAR GARDEN AND GARAGE.....SITUATED CLOSE TO THE HOGSMILL NATURE RESERVE and POOLE ROAD RECREATION GROUND and within easy reach of an outstanding primary school.....CALL NOW TO VIEW.....NO CHAIN.

POINTS OF INTEREST

- *Two Bedroom Character Cottage*
- *Lounge & Dining Room*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Garage*
- *Sought After Road*
- *No Chain*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

Lounge

13' 7" x 11' 2" (4.14m x 3.40m) Feature fireplace, radiator, double glazed window

Dining Room

12' 3" x 9' 8" (3.73m x 2.95m) Radiator, double glazed window

Kitchen

12' 3" x 6' 8" (3.73m x 2.03m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, fitted oven and hob, extractor, double glazed window, double glazed door to garden

Stairs to First Floor

Landing

Bedroom 1

12' 8" x 11' 4" (3.86m x 3.45m) Radiator, fitted wardrobes, two double glazed windows

Bedroom 2

12' 5" x 9' 7" (3.78m x 2.92m) Radiator, access to loft, double glazed window

Shower Room

12' 5" x 9' 7" (3.78m x 2.92m) Comprising shower cubicle, low level wc, wash hand basin, airing cupboard, heated towel rail, part tiled walls, double glazed window

Outside

Front Garden

Mainly paved

Rear Garden

Mainly laid to lawn, covered patio area, outside cupboard housing boiler

Garage

Rear access

Heatherside Road



Ground Floor = 462 sq ft

First Floor = 412 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 462 sq ft / 42.92 sq m
 FIRST FLOOR = 412 sq ft / 38.27 sq m
 GARAGE = 167 sq ft / 15.51 sq m
 Total = 1041 sq ft / 96.71 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. (D357409)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	