

FOR
SALE



Portway Crescent, Ewell Village KT17 1SX



Offers Over £750,000 - Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE THREE/FOUR BEDROOM semi detached chalet style house LOCATED IN A QUIET CUL DE SAC but a few minutes walk of EWELL VILLAGE AND WITHIN GLYN SCHOOL CATCHMENT with MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, REAR GARDEN AND GARAGE, OFF STREET PARKING....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three/Four Bedroom House*
- *Lounge & Dining Area*
- *Modern Kitchen & Bathroom*
- *Study/Bedroom 4*
- *Double Glazing & Central Heating*
- *Rear Garden & Garage*
- *Popular Location*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Radiator, laminate floor, storage cupboard

Cloakroom

Comprising low level wc, wash hand basin, double glazed window

Lounge

14' 4" x 13' (4.37m x 3.96m) Radiator, double glazed window with fitted shutters

Dining Room

14' 8" x 11' 9" (4.47m x 3.58m) Radiator, two double glazed windows, double glazed door to garden

Modern Kitchen

10' 6" x 8' (3.20m x 2.44m) Single drainer 1½ bowl sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, integrated washing machine and dishwasher, two fitted double ovens, fitted hob, extractor, two double glazed windows

Bedroom 4/Study

8' 4" x 6' 11" (2.54m x 2.11m) Radiator, laminate floor, double glazed window with fitted shutters

Stairs to First Floor

Landing

Bedroom 1

14' 6" x 11' 3" (4.42m x 3.43m) Radiator, laminate floor, double glazed window with fitted shutters

Bedroom 2

14' 8" x 10' 5" (4.47m x 3.18m) Radiator, double glazed window with fitted shutters

Bedroom 3

8' 4" x 6' 11" (2.54m x 2.11m) Radiator, two double glazed windows with fitted shutters

Modern Bathroom

Comprising bath with mixer tap, shower cubicle, wash hand basin, cupboard housing boiler, heated towel rail, tiled walls, double glazed window with fitted shutters

Separate wc

Comprising low level wc, double glazed window

Outside

Front Garden

Mainly paved, lawn area, off street parking to GARAGE

Rear Garden

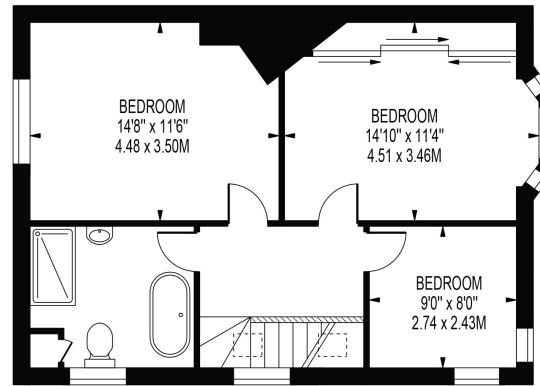
Mainly laid to lawn, mature borders, garden shed

PORTWAY CRESCENT

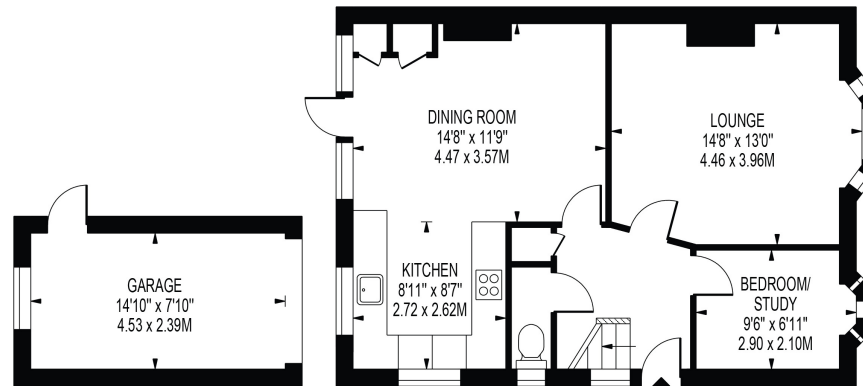
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1146 SQ FT - 106.43 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 117 SQ FT - 10.83 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.