

FOR  
SALE



Lavender Road, Ewell KT19 9EB



Offers Over £375,000 - Leasehold 252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE REFURBISHED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE with MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, ADJACENT DRIVE WITH PARKING FOR TWO/THREE CARS TO OWN GARAGE, front and rear gardens...LEASE OVER 900 YEARS

## POINTS OF INTEREST

- *Ground Floor Maisonette*
- *Two Double Bedrooms*
- *Modern Kitchen & Bathroom*
- *Double Glazing & Central Heating*
- *Front & Rear Gardens*
- *Own Drive To Garage*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Radiator, understairs cupboard, laminate flooring

#### Lounge

17' 0" x 12' 4" (5.18m x 3.76m) Radiator, laminate floor, double glazed window, double glazed door to garden

#### Modern Kitchen

9' 7" x 8' 2" (2.92m x 2.49m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, integrated fridge freezer, integrated washing machine and dishwasher, fitted oven and hob, extractor, underfloor heating, two double glazed windows, double glazed door to garden

#### Bedroom 1

14' 3" x 8' 11" (4.34m x 2.72m) Radiator, double glazed window

#### Bedroom 2

11' 6" x 8' 10" (3.51m x 2.69m) Radiator, double glazed window

#### Modern Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, low level wc, wash hand basin, heated towel rail, part tiled walls, double glazed window

### Outside

#### Front Garden

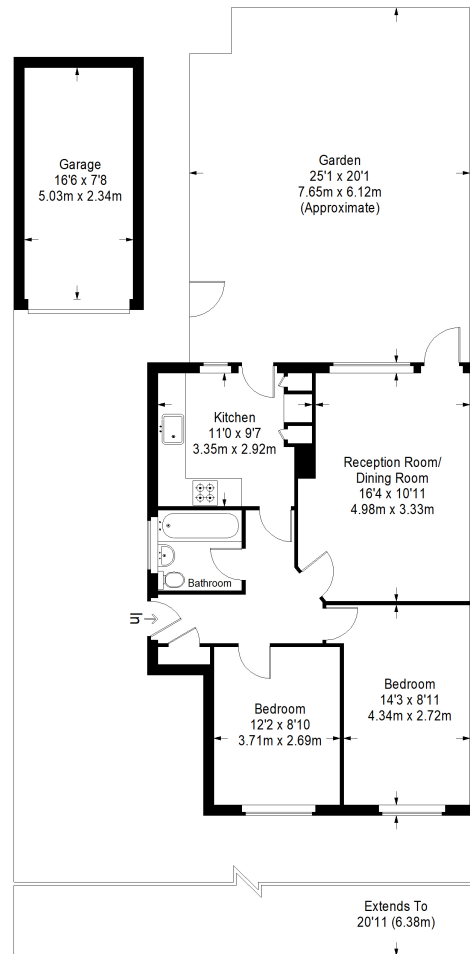
Lawn area, own drive with off street parking

#### Rear Garden

Mainly laid to lawn, patio area

#### Garage

**Lavender Road**



**Ground Floor = 665 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 665 sq ft / 61.8 sq m  
 GARAGE = 130 sq ft / 12.1 sq m  
 Total = 795 sq ft / 73.9 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)