

FOR  
SALE



Derek Avenue, Ewell KT19 9HP



OFFERS OVER £550,000 - Freehold

252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com



## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE with OWN DRIVE TO GARAGE, double glazing, gas central heating, CONSERVATORY and WEST FACING REAR GARDEN BACKING ONTO OPEN LAND...CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Semi Detached*
- *Three Bedrooms*
- *Lounge & Dining Room*
- *Double Glazed Conservatory*
- *Front & Rear Gardens*
- *Garage*



## ROOM DESCRIPTIONS

### Porch

**Double Glazed Front Door to**

#### Entrance Hall

Radiator, understairs cupboard

#### Lounge

13' x 10' 11" (3.96m x 3.33m) Radiator, double glazed window

#### Dining Room

9' 8" x 11' (2.95m x 3.35m) Radiator, double glazed French doors to garden

#### Kitchen

9' x 7' 7" (2.74m x 2.31m) Single drainer 1½ bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, space for tumble dryer and dishwasher, fitted oven and hob, extractor, radiator, double glazed window

#### Conservatory

9' 7" x 8' 7" (2.92m x 2.62m) Double glazed windows, double glazed door to garden

### Stairs to First Floor

#### Landing

Access to loft, double glazed window

#### Bedroom 1

11' 9" x 10' 8" (3.58m x 3.25m) Radiator, storage cupboard, double glazed window

#### Bedroom 2

10' 8" x 10' 6" (3.25m x 3.20m) Radiator, fitted cupboard, airing cupboard with boiler, double glazed window

#### Bedroom 3

8' 8" x 6' 1" (2.64m x 1.85m) Radiator, double glazed window

### Bathroom

Comprising panel enclosed bath with mixer taps and shower attachment, fitted shower, low level WC, wash hand basin, extractor, heated towel rail, tiled walls, double glazed window

### Outside

#### Front Garden

Mainly paved, paved path, off street parking

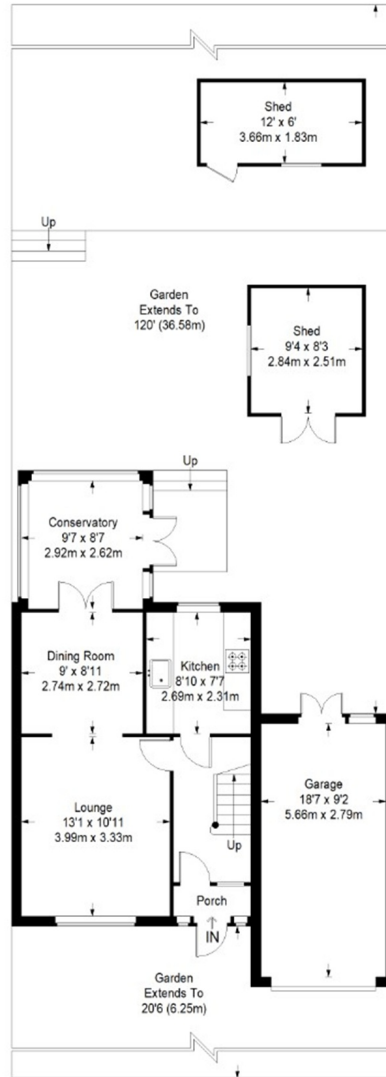
#### Rear Garden

Mainly laid to lawn, patio area, mature borders, two garden sheds

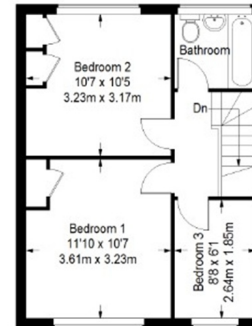
#### Garage

Up and over door, double glazed window, double glazed doors to garden

**Derek Avenue**



**Ground Floor = 463 sq ft**



**First Floor = 384 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 463 sq ft / 43.01 sq m  
 FIRST FLOOR = 384 sq ft / 35.67 sq m  
 GARAGE = 175 sq ft / 16.26 sq m  
 SHED = 148 sq ft / 13.75 sq m  
 Total = 1170 sq ft / 108.69 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. (ID357429)