

FOR  
SALE



Fendall Road, West Ewell KT19 9NZ



Offers Over £475,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED THREE BEDROOM HOUSE with lounge, KITCHEN/BREAKFAST ROOM, double glazing, gas central heating, front and rear gardens, BACKING ONTO OPEN LAND.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom House*
- *Gas Central Heating*
- *Kitchen/Breakfast Room*
- *Front & Rear Gardens*
- *Double Glazing*
- *Backing Onto Open Land*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, radiator, solid wood flooring

#### Lounge

13' 8" x 12' 2" (4.17m x 3.71m) Feature fireplace, radiator, solid wood flooring, double glazed window

#### Kitchen/Breakfast Room

20' 6" x 8' 10" (6.25m x 2.69m) 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 and dishwasher, space for cooker, radiator, double glazed window, double glazed door to garden

### Stairs to First Floor

#### Landing

Access to loft with boiler, double glazed window

#### Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m) Radiator, fitted wardrobes, airing cupboard, double glazed window

#### Bedroom 2

11' 10" x 9' 1" (3.61m x 2.77m) Radiator, laminate floor, double glazed window

#### Bedroom 3

10' 10" x 8' 7" (3.30m x 2.62m) Radiator, fitted cupboard, laminate floor, double glazed window

#### Bathroom

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

### Outside

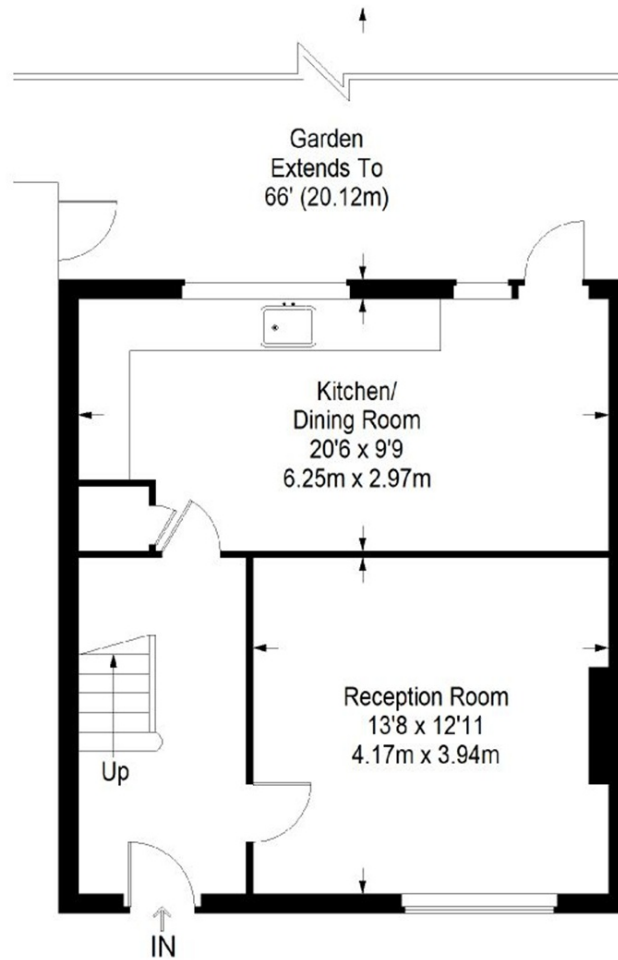
#### Front Garden

Lawn area, paved path

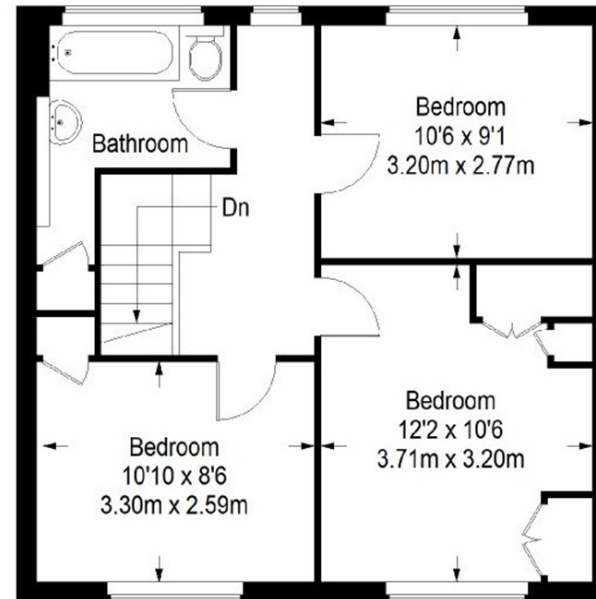
#### Rear Garden

Mainly laid to lawn, mature borders, garden shed, patio area

## Fendall Road



**Ground Floor = 474 sq ft**



**First Floor = 462 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 474 sq ft / 44.03 sq m  
 FIRST FLOOR = 462 sq ft / 42.92 sq m  
 Total = 936 sq ft / 86.95 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)