

FOR
SALE



Danetree Road, West Ewell, Surrey KT19 9SA

£550,000 - Freehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE DOUBLE BEDROOM HOUSE located on a POPULAR ROAD CLOSE TO AN OUTSTANDING PRIMARY SCHOOL with lounge and dining room, BATHROOM AND SHOWER ROOM, double glazing and central heating, REAR GARDEN AND GARAGE, OFF STREET PARKING.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Double Bedroom House*
- *Lounge & Dining Room*
- *Bathroom & Shower Room*
- *Double Glazing & Central Heating*
- *Rear Garden & Garage*
- *Off Street Parking*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space, understairs cupboard

Lounge

12' 6" x 11' 7" (3.81m x 3.53m) Feature fireplace with back boiler, radiator, double glazed window

Dining Room

9' 11" x 9' 2" (3.02m x 2.79m) Radiator, double glazed patio door to garden

Kitchen

12' 3" x 7' 5" (3.73m x 2.26m) 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, integrated washing machine and tumble dryer, fitted oven and hob, radiator, double glazed window, double glazed door to garden

Stairs to First Floor

Landing

Double glazed window

Bedroom 2

11' 8" x 10' 8" (3.56m x 3.25m) Radiator, double glazed window

Bedroom 3

11' 0" x 10' 2" (3.35m x 3.10m) Radiator, double glazed window

Study/Bedroom 4

7' 5" x 7' 3" (2.26m x 2.21m) Radiator, stairs leading to second floor, double glazed window

Bathroom

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

Stairs to Second Floor

Landing

Bedroom 1

13' 5" x 9' 11" (4.09m x 3.02m) Heater, storage eaves, double glazed window, skylight

En-Suite Shower Room

Comprising fitted shower, low level wc, wash hand basin, towel rail, skylight

Outside

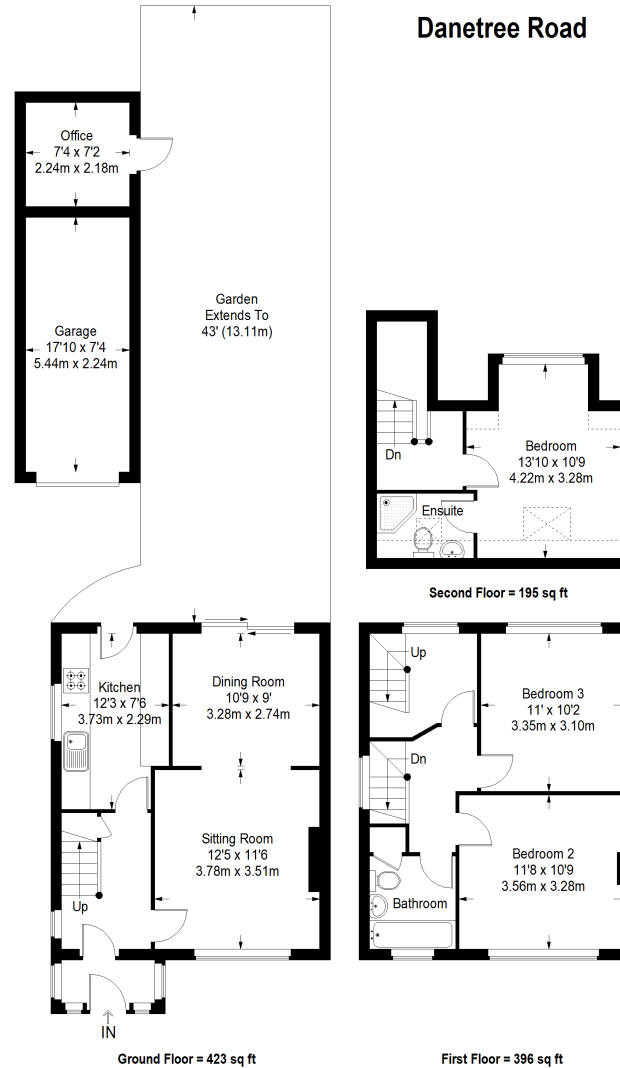
Front Garden

Mainly paved, off street parking

Rear Garden & Garage

Mainly laid to lawn, patio area, Garage with access via shared drive

Danetree Road



= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
 GROUND FLOOR = 423 sq ft / 39.30 sq m
 FIRST FLOOR = 396 sq ft / 36.79 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 168 sq ft / 15.61 sq m
 (Reduced Headroom) = 27 sq ft / 2.51 sq m
 GARAGE/ OFFICE = 188 sq ft / 17.47 sq m
 Total = 1211 sq ft / 112.50 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)