

FOR
SALE



Chaffinch Close, Surbiton KT6 7PG

JACKSON
NOON

£450,000 - 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 THREE BEDROOM HOUSE located in a CUL-DE-SAC with lounge, MODERN KITCHEN/DINER, modern bathroom, double glazing, gas central heating, REAR GARDEN, PARKING FOR 2 CARS.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Bedroom House*
- *Modern Kitchen/Diner*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Allocated Parking for 2 Cars*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Radiator, understairs cupboard, laminate floor

Cloakroom

Comprising low level wc, wash hand basin

Lounge

15' 7" x 10' 4" (4.75m x 3.15m) Radiator, laminate floor, double glazed window

Modern Kitchen/Diner

17' 1" x 9' 11" (5.21m x 3.02m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, fitted oven and hob, space for tumble dryer, integrated dishwasher, radiator, double glazed window, double glazed door to garden

Stairs to First Floor

Landing

Airing cupboard, access to loft, overstairs cupboard

Bedroom 1

12' 8" x 9' 1" (3.86m x 2.77m) Radiator, double glazed window

Bedroom 2

13' 2" x 8' 8" (4.01m x 2.64m) Radiator, fitted wardrobes, laminate floor, double glazed window

Bedroom 3

9' 2" x 7' 10" (2.79m x 2.39m) Radiator, laminate floor, double glazed window

Modern Bathroom

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

Outside

Front Garden

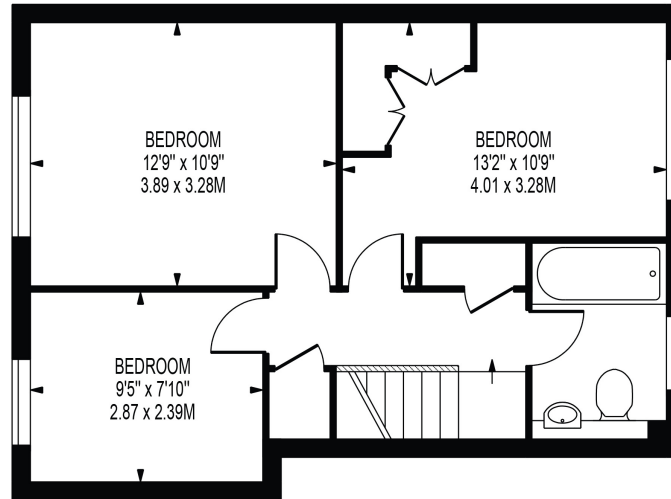
Allocated parking for 2 cars

Rear Garden

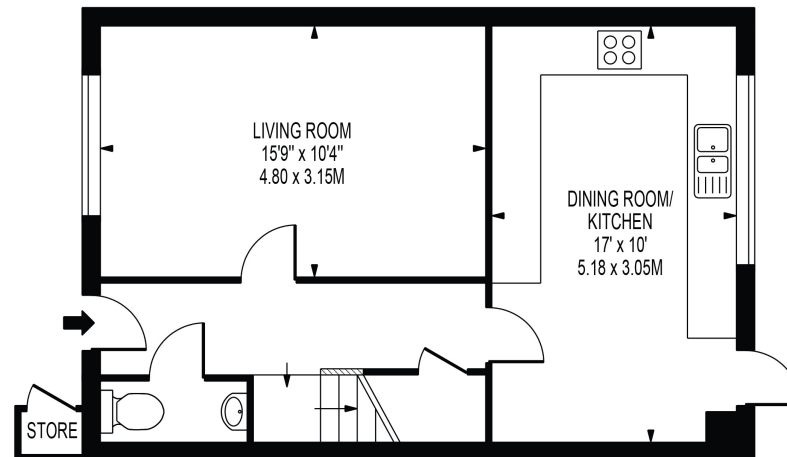
Patio area, mainly laid to lawn area, garden shed

CHAFFINCH CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 898 SQ FT - 83.43 SQ M
(EXCLUDING STORE)



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.