

FOR  
SALE



Crosslands Road, West Ewell KT19 9SS



Offers Over £800,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE FIVE BEDROOM HOUSE located on a POPULAR ROAD CLOSE TO OPEN LAND with LIVING ROOM/FAMILY ROOM (29'3 x 16'1), further lounge, KITCHEN/DINER (23'5 X 17'2), utility room, FOUR BATHROOMS/SHOWER ROOMS, rear and side garden, GARAGE AND OFF STREET PARKING.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Extended Five Bedroom House*
- *Living Room/Family Room (29'3 x 16'1)*
- *Further Lounge*
- *Kitchen/Diner (23'5 x 17'2)*
- *Four Bathrooms/Shower Rooms*
- *Rear & Side Garden*
- *Garage & Off Street Parking*
- *Popular Location*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, wood floor, radiator

#### Living Room/Family Room

29' 3" x 16' 1" (8.92m x 4.90m) Two radiators, wood floor, two double glazed windows, double glazed doors to side

#### Lounge

12' 4" x 11' 8" (3.76m x 3.56m) Radiator, wood floor, double glazed window

#### Kitchen/Diner

23' 5" x 17' 2" (7.14m x 5.23m) Single drainer double sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, space for dishwasher and cooker, extractor, two radiators, double glazed window, double glazed door to garden

#### Utility Room

11' 6" x 5' 9" (3.51m x 1.75m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, plumbing for washing machine, radiator

#### Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window

### Stairs To First Floor

#### Landing

Access to loft, wood floor

#### Bedroom 1

16' 1" x 12' 9" (4.90m x 3.89m) Radiator, fitted wardrobes, wood floor, double glazed window

#### En-Suite Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and floor

#### Bedroom 2

16' 4" x 11' 3" (4.98m x 3.43m) Radiator, fitted wardrobes, wood floor, double glazed window

#### En-Suite Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls and floor

#### Bedroom 3

12' 9" x 10' 8" (3.89m x 3.25m) Radiator, fitted wardrobes, wood floor, double glazed window

#### Bedroom 4

10' 2" x 8' 8" (3.10m x 2.64m) Radiator, fitted wardrobes, wood floor, double glazed window

#### Bedroom 5/Study

6' 11" x 6' 5" (2.11m x 1.96m) Radiator, wood floor, double glazed window

#### Bathroom

Comprising tiled enclosed bath, low level wc, wash hand basin, heated towel rail, tiled walls and floor, double glazed window

### Outside

#### Front Garden

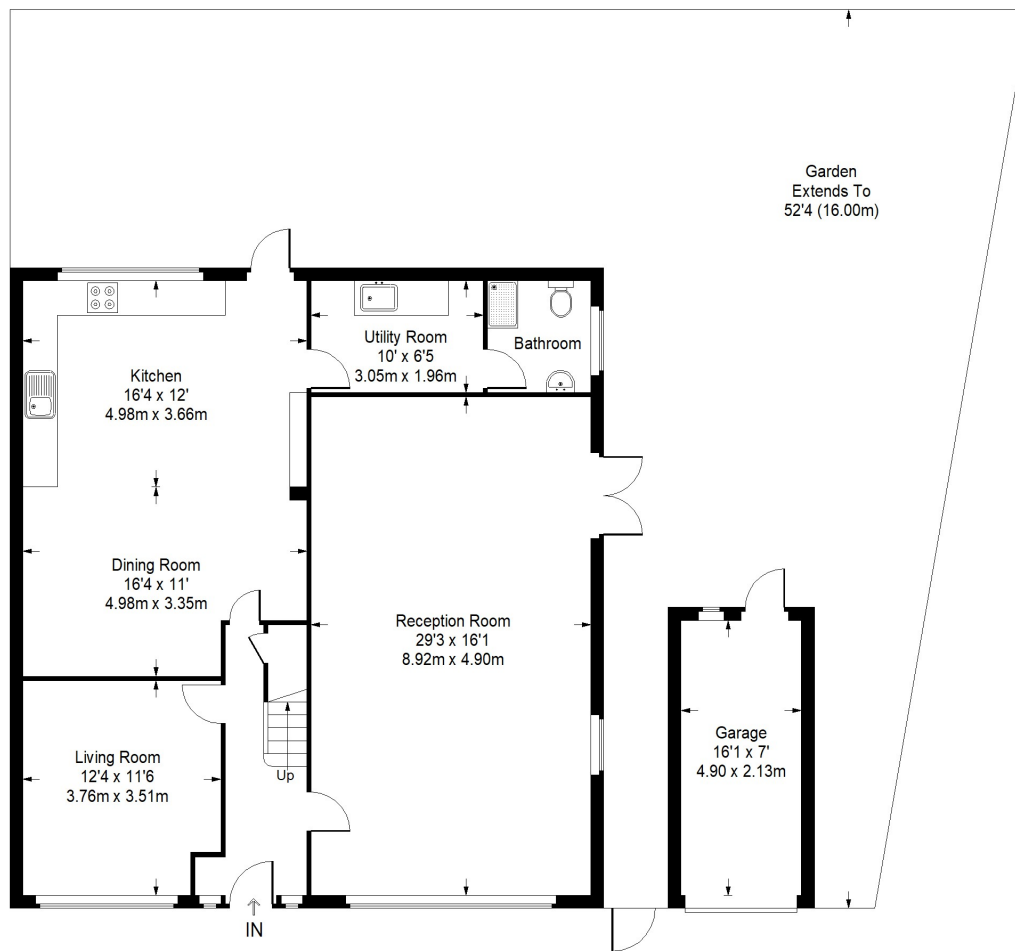
Mainly paved, off street parking for several vehicles

#### Rear & Side Gardens

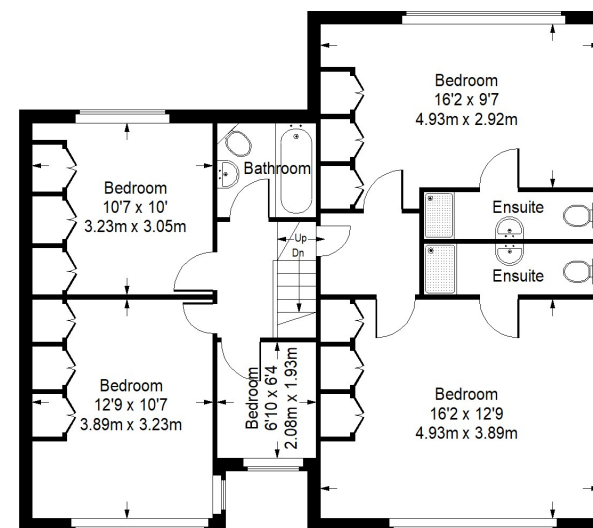
Laid to lawn area, patio area, side access

#### Garage

### Crosslands Road



Ground Floor = 1185 sq ft



First Floor = 831 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 1185 sq ft / 110.09 sq m  
 FIRST FLOOR = 831 sq ft / 77.20 sq m  
 GARAGE = 113 sq ft / 10.50 sq m  
 Total = 2129 sq ft / 197.78 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	