

FOR  
SALE



Farriers Road, Epsom, Surrey KT17 1LP

£535,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM TOWNHOUSE located on a POPULAR DEVELOPMENT CLOSE TO EPSOM TOWN CENTRE with lounge, kitchen/diner, bathroom and cloakroom, double glazing, gas central heating, REAR GARDEN, COVERED PARKING AND ADJACENT GARAGE.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom Town House*
- *Gas Central Heating*
- *Kitchen/Diner*
- *Rear Garden*
- *Bathroom & Cloakroom*
- *Parking & Garage*
- *Double Glazing*
- *Close To Epsom Town Centre*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Radiator, cloaks cupboard

#### Cloakroom

Comprising low level wc, wash hand basin, heated towel rail

#### Kitchen/Diner

12' 11" x 10' 11" (3.94m x 3.33m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, integrated fridge, plumbing for autowash, fitted oven and hob, extractor, radiator, double glazed window, double glazed door to garden

### Stairs to First Floor

#### Landing

#### Lounge

13' 0" x 11' 0" (3.96m x 3.35m) Radiator, double glazed window

#### Bedroom 1

12' 11" x 8' 11" (3.94m x 2.72m) Radiator, two double glazed windows

### Stairs to Second Floor

#### Landing

Airing cupboard, access to loft, further cupboard

#### Bedroom 2

10' 4" x 9' 11" (3.15m x 3.02m) Radiator, fitted wardrobe, two double glazed windows

#### Bedroom 3

11' 3" x 6' 9" (3.43m x 2.06m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with mixer tap, shower cubicle, low level wc, wash hand basin, bidet, heated towel rail, part tiled walls, double glazed window

### Outside

#### Front Garden

Covered parking space

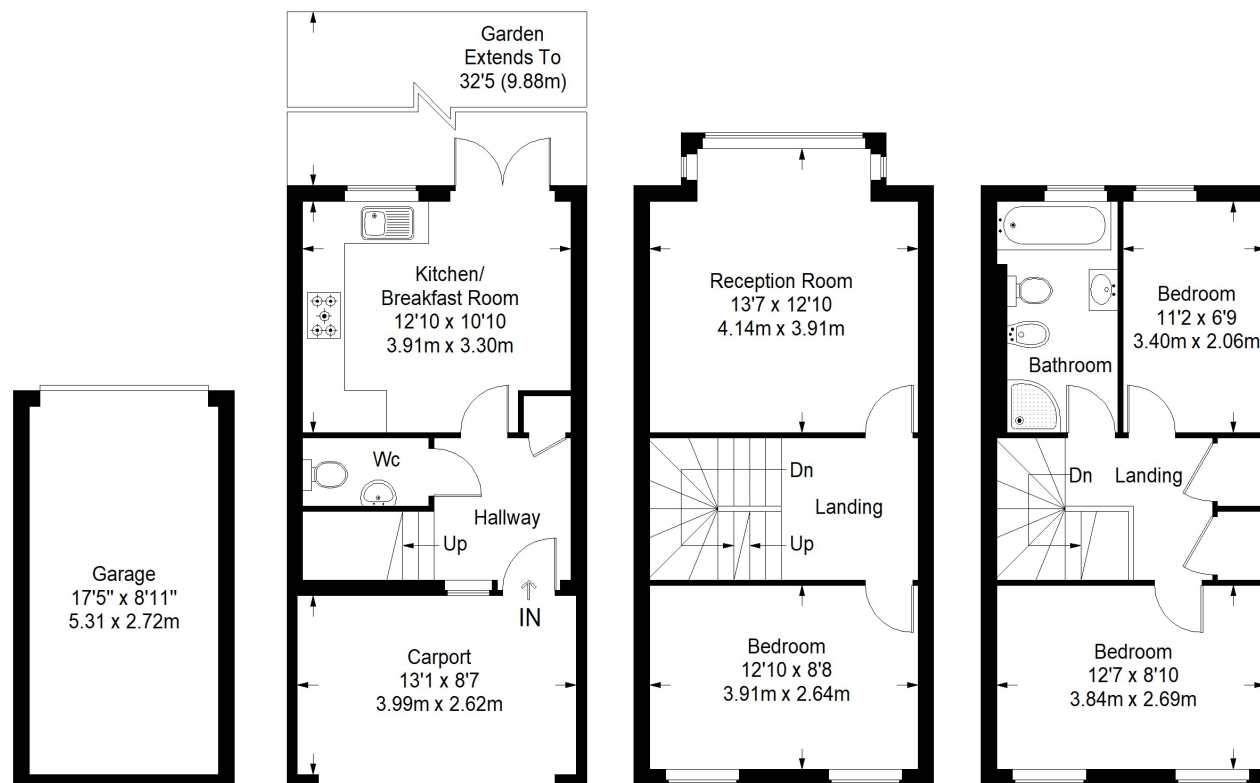
#### Rear Garden

Patio area, summerhouse with power, side access

#### Adjacent Garage

Power, additional parking to front

## Farriers Road



Ground Floor = 158 sq ft

Ground Floor = 234 sq ft

First Floor = 365 sq ft

Second Floor = 344 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 234 sq ft / 21.74 sq m  
 FIRST FLOOR = 365 sq ft / 33.91 sq m  
 SECOND FLOOR = 344 sq ft / 31.96 sq m  
 GARAGE = 158 sq ft / 14.68 sq m  
 Total = 1101 sq ft / 102.28 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)