

FOR
SALE



31 Scotts Farm Road, West Ewell KT19 9LN

£515,000 - Freehold

JACKSON
NOON

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED AND EXTENDED THREE BEDROOM HOUSE with two reception rooms, MODERN KITCHEN/BREAKFAST ROOM, modern bathroom, gas central heating, double glazing, FRONT AND REAR GARDENS....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Bedroom House*
- *Two Reception Rooms*
- *Modern Kitchen/Breakfast Room*
- *Central Heating*
- *Double Glazing*
- *Front & Rear Gardens*



ROOM DESCRIPTIONS

Double Glazed Front Door to

Entrance Porch

Door to

Entrance Hall

Radiator, understairs storage cupboard

Lounge

12' 11" x 12' 7" (3.94m x 3.84m) Feature fireplace, radiator, wood flooring, double glazed window

Family Room

12' 6" x 9' 9" (3.81m x 2.97m) Radiator, wood flooring, double glazed window

Modern Kitchen/Breakfast Room

19' 6" x 12' 11" (5.94m x 3.94m) Ceramic Butler sink inset in wood work surface, cupboards and units, integrated fridge and freezer, integrated dishwasher, space for cooker, radiator, wood flooring, double glazed window, door to

Covered Area

Tiled floor, double glazed doors to front and rear

Utility Room

Wall mounted boiler, plumbing for autowash, space for dryer, radiator, double glazed window

Cloakroom

Comprising WC, radiator, wash hand basin

Stairs to First Floor

Landing

Airing cupboard, access to loft, double glazed window

Bedroom 1

12' 6" x 10' (3.81m x 3.05m) Radiator, wood flooring, double glazed window

Bedroom 2

11' 1" x 9' 10" (3.38m x 3.00m) Radiator, wood flooring, double glazed window

Bedroom 3

9' 11" x 7' 10" (3.02m x 2.39m) Radiator, double glazed window

Refitted Bathroom

Comprising panel enclosed bath with mixer taps and shower attachment, low level wc, wash hand basin, heated towel rail, tiled floor, tiled walls, two double glazed windows

Outside

Front Garden

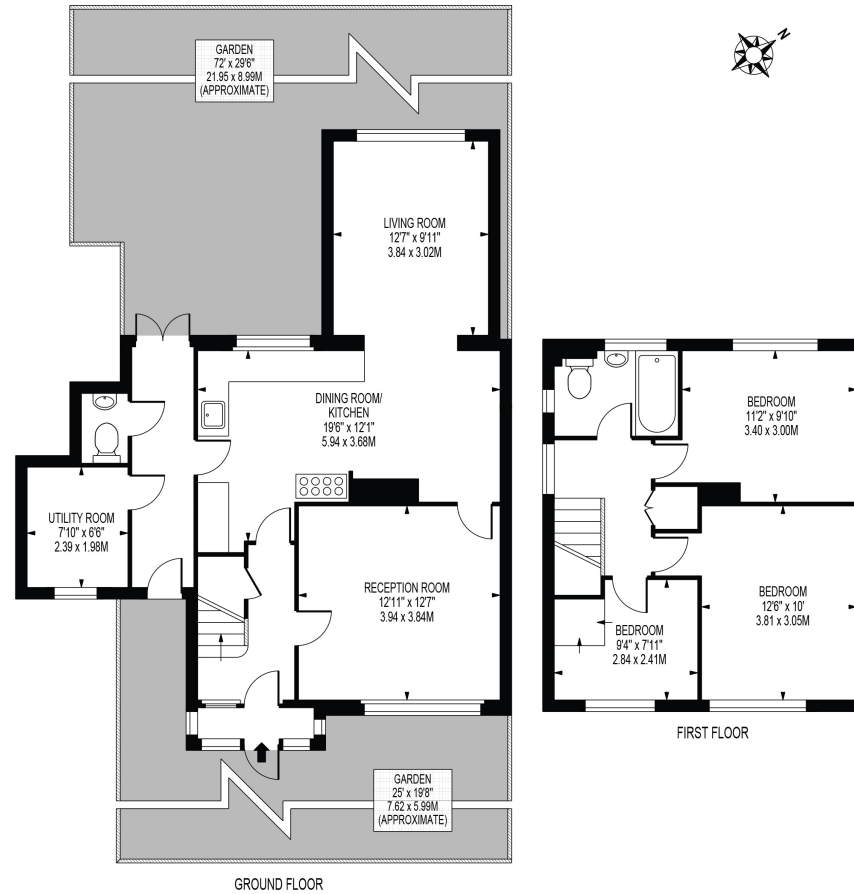
Mainly laid to lawn

Rear Garden

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

SCOTTS FARM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1165 SQ FT - 108.23 SQ M



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