

FOR  
SALE



West Street, Ewell Village KT17 1XW

£450,000 - Freehold



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## PROPERTY SUMMARY

\*\*\* KEY WITH AGENT \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM GRADE 2 LISTED PERIOD COTTAGE with TWO RECEPTION ROOMS, modern bathroom, gas central heating, SECLUDED rear garden all located within the CATCHMENTS OF BOTH EWELL GROVE & GLYN SCHOOL as well as a short walk to EWELL WEST (zone 6) Mainline Station....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Two Double Bedroom House*
- *Gas Central Heating*
- *Lounge & Dining Room*
- *Rear Garden*
- *Modern Bathroom*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

#### Lounge

11' 4" x 10' 5" (3.45m x 3.18m) Radiator, wood flooring, sash window

#### Dining Room

11' 4" x 9' (3.45m x 2.74m) Fireplace, radiator, understairs cupboard, wood flooring, sash window

#### Kitchen

8' 3" x 8' (2.51m x 2.44m) Single drainer 1½ bowl sink unit inset in roll top work surface, range of cupboards and units, space for fridge, plumbing for autowash, space for cooker, radiator, window, door to garden

#### Bathroom

Comprising bath with mixer tap and shower attachment, shower cubicle with fitted shower, wash hand basin, heated towel rail, part tiled walls, window

#### Separate wc

Low level wc, radiator, window

### Stairs to First Floor

#### Landing

Airing cupboard, access to part boarded loft via pull down ladder, double glazed window

#### Bedroom 1

14' 8" x 10' 5" (4.47m x 3.18m) Fireplace, radiator, fitted wardrobes, two sash windows

#### Bedroom 2

14' 8" x 9' (4.47m x 2.74m) Fireplace, radiator, fitted wardrobes, access to loft with boiler, sash window

### Outside

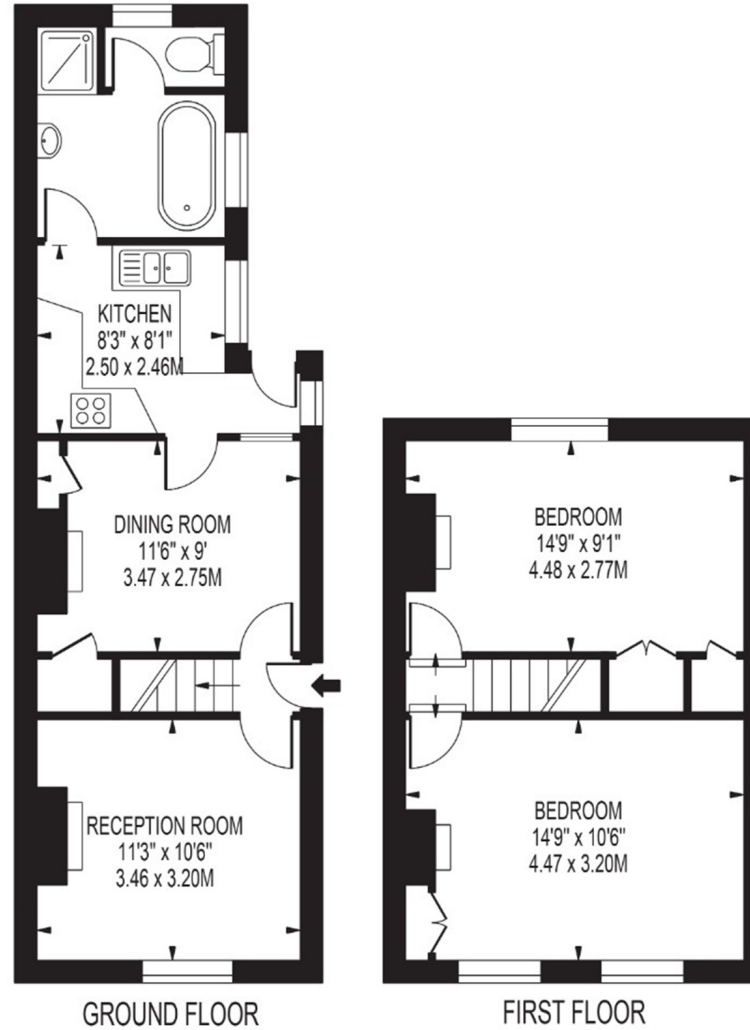
#### Rear Garden

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



## WEST STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 752 SQ FT - 69.85 SQ M



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