

FOR
SALE



Galen Close, Epsom KT19 7DL

£500,000 - Freehold



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PROPERTY SUMMARY

*** NO CHAIN *** JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE MODERN TWO DOUBLE BEDROOM TWO BATHROOM HOUSE situated on the SOUGHT AFTER 'MANOR PARK' DEVELOPMENT with kitchen/diner, MODERN BATHROOM AND EN-SUITE SHOWER ROOM, double glazing, gas central heating, EASY MAINTENANCE REAR GARDEN and PARKING FOR 2 CARS.....CALL NOW TO VIEW

POINTS OF INTEREST

- *Modern End Of Terrace House*
- *Two Double Bedrooms*
- *Bathroom & Shower Room*
- *Rear Garden*
- *Parking For 2 Cars*
- *Popular Development*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Radiator, wood flooring

Lounge

17' 5" x 11' 5" (5.31m x 3.48m) Radiator, understairs storage cupboard with shelving & light, double glazed window

Kitchen/Diner

14' 8" x 8' 7" (4.47m x 2.62m) Single drainer 1½ bowl sink unit inset in roll top work surface, range of cupboards and units, cupboard housing wall mounted boiler, integrated fridge freezer, integrated washing machine and dishwasher, fitted NEFF electric fan oven and 5 ring gas hob, extractor, radiator, double glazed window, double glazed door to garden

Stairs to First Floor

Landing

Airing cupboard, access to mainly boarded loft with light via pull down ladder, double glazed window

Bedroom 1

12' 3" x 8' 7" (3.73m x 2.62m) Radiator, fitted double wardrobe, double glazed window with shutters

Modern En-Suite Shower Room

Comprising shower cubicle with fitted Aqualisa shower, low level wc, wash hand basin, mirror with light, extractor, shaver point, radiator, part tiled walls, double glazed window

Bedroom 2

11' 4" x 8' 4" (3.45m x 2.54m) Radiator, fitted single wardrobe, double glazed window

Modern Bathroom

Comprising panel enclosed bath, fitted shower, shower screen, low level wc, wash hand basin, mirror with light, extractor, shaver point, heated towel rail, part tiled walls, double glazed window

Outside

Front Garden

Driveway with parking for 2 cars

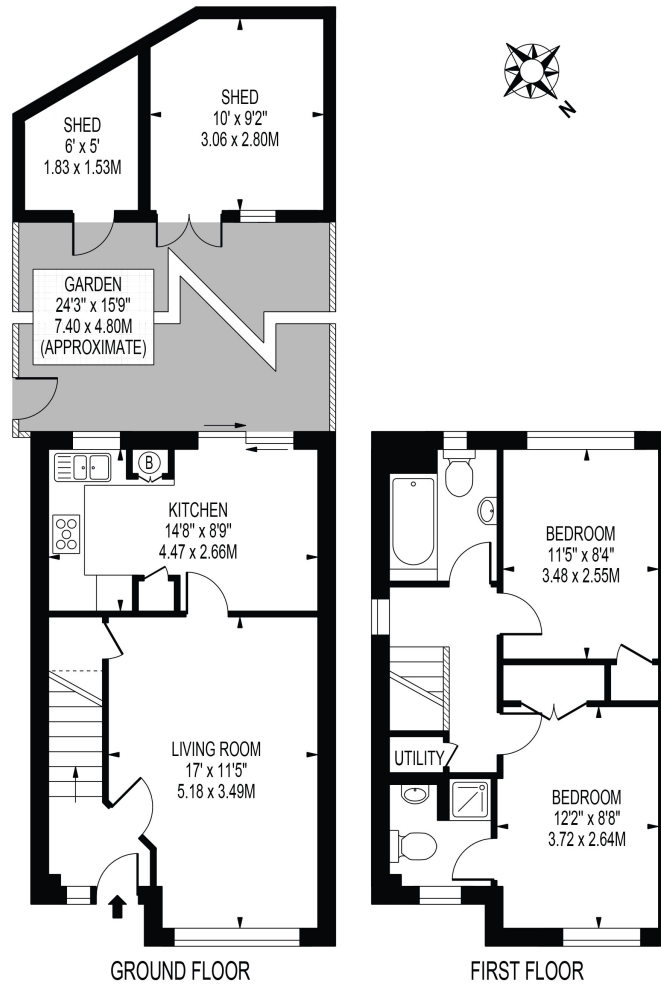
Rear Garden

Patio area, garden shed with power and lighting, garden tap, side gate

GALEN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 755 SQ FT - 70.14 SQ M
(EXCLUDING SHEDS)

APPROXIMATE GROSS INTERNAL AREA OF SHEDS: 122 SQ FT - 11.37 SQ M



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.
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