

FOR
SALE



Preston Drive, Ewell, Surrey KT19 0AD

Offers Over £600,000 - Freehold



252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE located on a SOUGHT AFTER DEVELOPMENT with lounge, extended family room, double glazing, gas central heating, FRONT AND REAR GARDENS, OFF STREET PARKING.....CUL-DE-SAC.....NO CHAIN.

POINTS OF INTEREST

- *Extended Three Bedroom House*
- *Lounge & Extending Family Room*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Off Street Parking*
- *Popular Location*
- *No Chain*



ROOM DESCRIPTIONS

Front Door to

Entrance Porch

Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, laminate floor

Lounge

14' 5" x 11' 9" (4.39m x 3.58m) Feature fireplace, radiator, double glazed window

Extended Family Room

22' 10" x 10' 6" (6.96m x 3.20m) Fireplace, radiator, double glazed patio door to garden

Kitchen

12' 10" x 6' 10" (3.91m x 2.08m) Double drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, space for cooker, radiator, two double glazed windows, double glazed door to garden

Stairs to First Floor

Landing

Access to loft, laminate floor, double glazed window

Bedroom 1

15' 2" x 11' 4" (4.62m x 3.45m) Radiator, double glazed window

Bedroom 2

12' 6" x 10' 7" (3.81m x 3.23m) Radiator, double glazed window

Bedroom 3

8' 5" x 6' 6" (2.57m x 1.98m) Radiator, double glazed window

Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, wash hand basin, airing cupboard, heated towel rail, tiled walls, double glazed window

Separate WC

Low level wc, tiled walls, double glazed window

Outside

Front Garden

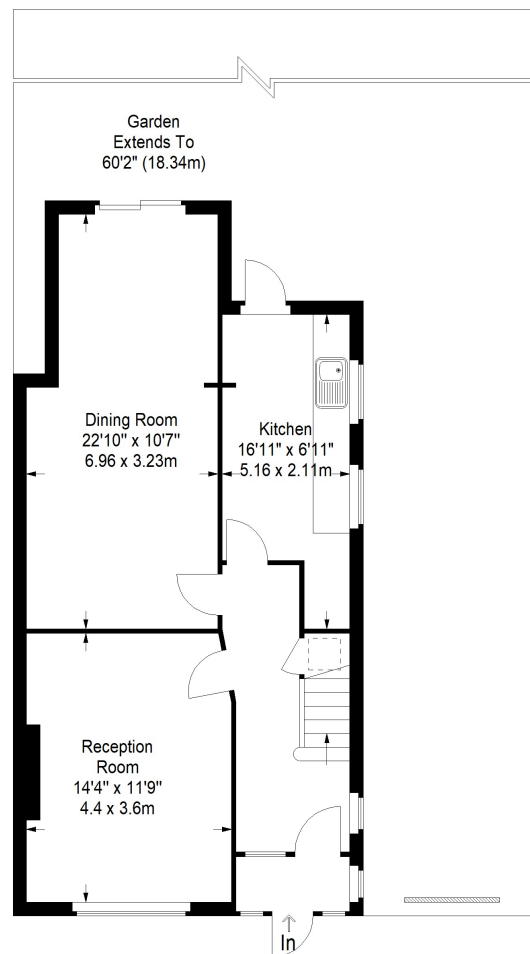
Laid to lawn area, driveway with off street parking

Rear Garden

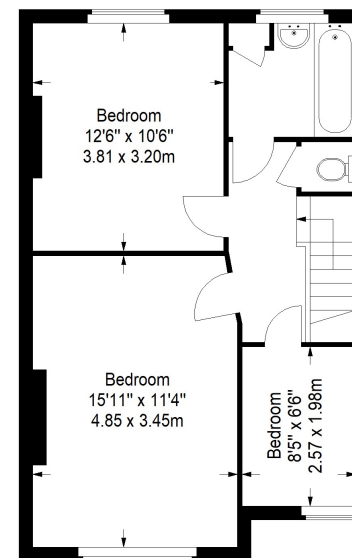
Mainly laid to lawn, patio area, mature borders, garden shed

Car Port

Preston Drive



Ground Floor = 616 sq ft



First Floor = 496 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 616 sq ft / 57.23 sq m
 FIRST FLOOR = 496 sq ft / 46.08 sq m
 Total = 1112 sq ft / 103.30 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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC