

FOR  
SALE



Northcroft Road, Ewell, Surrey KT19 9SZ

Offers Over £600,000 - Freehold

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



## PROPERTY SUMMARY

\*\*\* BACKING ON TO OPEN LAND \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE THREE BEDROOM HOUSE located on a SOUGHT AFTER ROAD BACKING ON TO THE HOGSMILL NATURE RESERVE and and recently completed CHAMBER MEAD WETLANDS with lounge, MODERN KITCHEN/DINER, modern bathroom, double glazing, gas central heating, REAR GARDEN, OFF STREET PARKING.....CLOSE TO EWELL WEST STATION.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom Semi-Detached House*
- *Modern Kitchen/Diner*
- *Modern Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Off Street Parking*
- *Backing onto Open Land*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, radiator, understairs cupboard

#### Lounge

12' 8" x 10' 9" (3.86m x 3.28m) Radiator, double glazed window

#### Modern Kitchen/Diner

17' 10" x 10' 2" (5.44m x 3.10m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, integrated dishwasher, fitted oven and hob, extractor, radiator, double glazed window, double glazed bi-folding doors to garden

### Stairs to First Floor

#### Landing

Access to loft, double glazed window

#### Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 2

10' 3" x 10' 0" (3.12m x 3.05m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 3

6' 11" x 6' 7" (2.11m x 2.01m) Radiator, double glazed window

#### Modern Bathroom

Comprising panel enclosed bath, fitted shower, shower screen, low level wc, wash hand basin with vanity unit below, cupboard housing boiler, heated towel rail, part tiled walls, tiled floor, two double glazed windows

### Outside

#### Front Garden

Flower border to one side, driveway with off street parking for two vehicles

#### Rear Garden

Patio area, rest mainly laid to lawn, garden shed

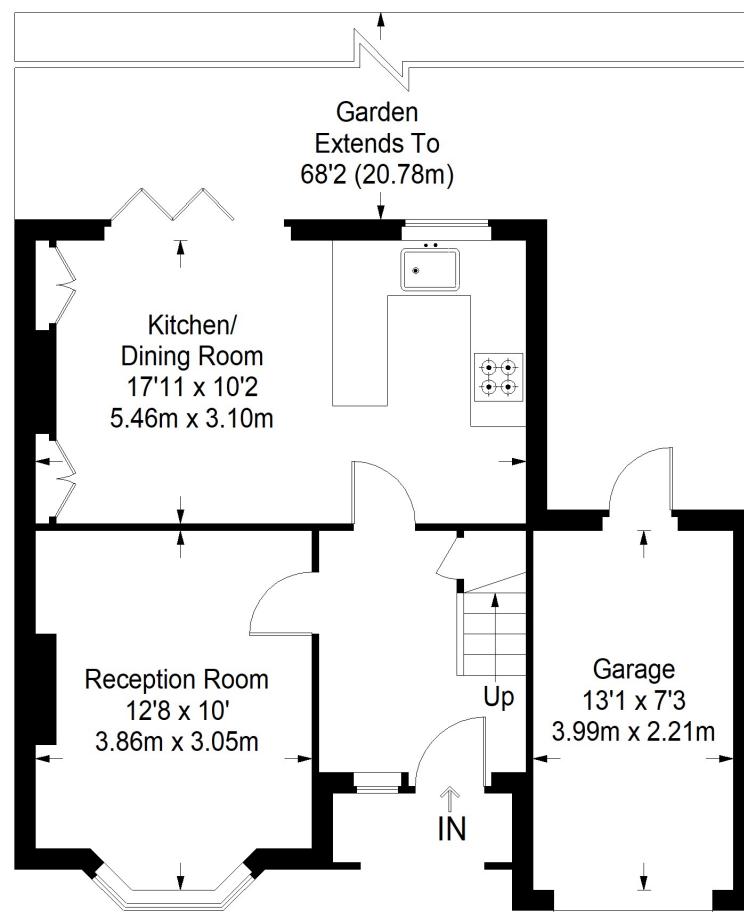
### Garage/Storage

Space for washing machine and tumble dryer, space for fridge freezer, up and over door, door to garden

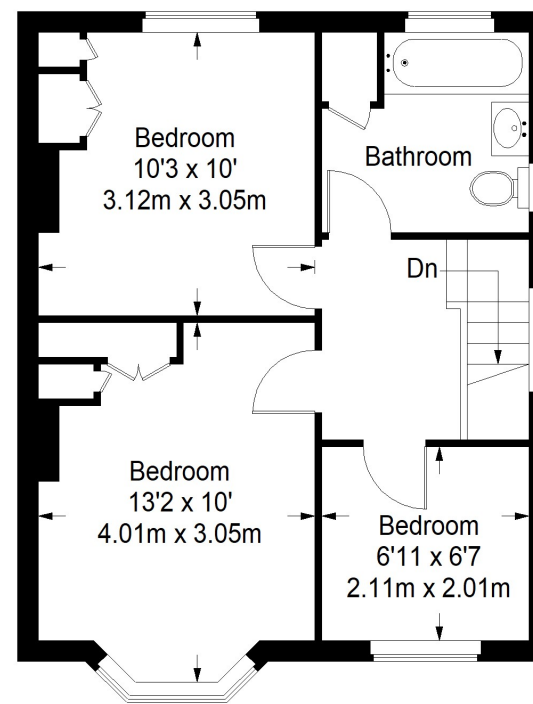
### DISCLAIMER

Please note that the vendor of this property is an Estate Agent working for Jackson Noon.

## Northcroft Road



**Ground Floor = 479 sq ft**



**First Floor = 397 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 479 sq ft / 44.50 sq m  
 FIRST FLOOR = 397 sq ft / 36.88 sq m  
 Total = 876 sq ft / 81.38 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)