

FOR
SALE



Epsom Road, Epsom, Surrey KT17 1JN

£300,000 - Leasehold

JACKSON
NOON

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this LARGER THAN AVERAGE WELL PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE with lounge/diner, MODERN KITCHEN AND BATHROOM, double glazed windows, gas central heating, THREE GARDENS, GARAGE and parking.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *One Bedroom Ground Floor Maisonette*
- *Lounge/Diner*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Three Gardens*
- *Garage & Parking*



ROOM DESCRIPTIONS

Front Door to

Entrance Porch

Further door to

Entrance Hall

Cloaks hanging space, radiator, understairs cupboard with power, storage cupboard with space for fridge

Lounge/Diner

14' 5" x 11' 10" (4.39m x 3.61m) Feature fireplace, radiator, double glazed patio door to garden

Kitchen

11' 7" x 7' 10" (3.53m x 2.39m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge, plumbing for autowash, space for cooker, radiator, double glazed window, double glazed door to garden

Bedroom 1

15' 10" x 10' 10" (4.83m x 3.30m) Radiator, fitted wardrobes, two double glazed windows

Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin, heated towel rail, tiled walls, double glazed window

Outside

Front Garden

Paved area, borders and flower beds

Rear Garden

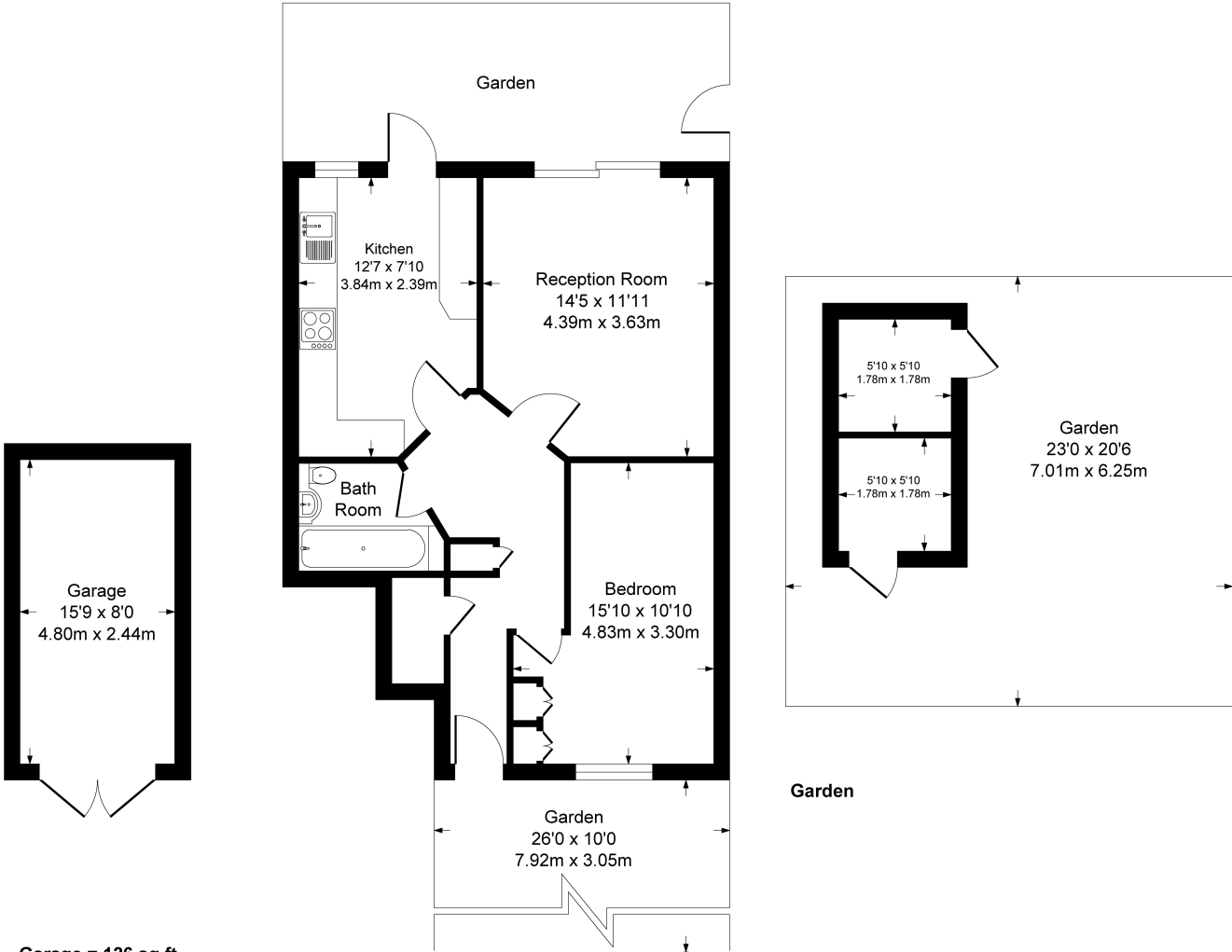
Decking area, mature borders, side gate

Further Garden

Mainly laid to lawn area, mature borders, two garden sheds

Garage

Invermene Court



Garage = 126 sq ft

Floor Plan = 661 sq ft

Approximate Gross Internal Area
 FLOOR PLAN = 591 sq ft / 54.90 sq m
 GARAGE = 126 sq ft / 11.70 sq m
 OUTBUILDING = 70 sq ft / 6.50 sq m
 TOTAL = 787 sq ft / 73.11 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Window 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.