

FOR  
SALE



Poole Road, West Ewell KT19 9SQ

OFFERS INVITED £250,000 - Leasehold



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

## PROPERTY SUMMARY

\*\*\* OPEN TO OFFERS \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM LARGER THAN AVERAGE split level maisonette with LIVING ROOM (17'2 x 16'8), double glazing, gas central heating, ROOF TERRACE.....NO CHAIN.....KEY WITH AGENT.

## POINTS OF INTEREST

- Two Bedroom Split Level Maisonette
- Gas Central Heating
- Living Room (17'2 x 16'8)
- Roof Terrace
- Double Glazing
- No Chain





## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

#### Living Room

17' 2" x 16' 8" (5.23m x 5.08m) Two radiators, three double glazed windows

#### Kitchen

8' 10" x 5' 11" (2.69m x 1.80m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, space for fridge, plumbing for autowash, space for cooker, radiator, double glazed window

#### Bedroom 2

13' x 10' (3.96m x 3.05m) Radiator, double glazed window

#### Bathroom

Comprising panel enclosed bath with electric shower, fitted shower, wash hand basin, radiator, part tiled walls

#### Separate WC

Comprising low level WC, double glazed window

### Stairs to Top Floor

#### Bedroom 1

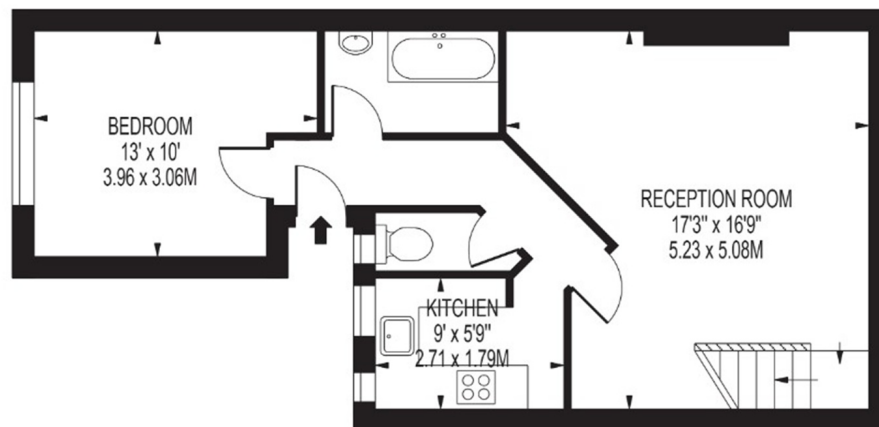
17' 1" x 16' 9" (5.21m x 5.11m) Radiator, storage eaves with boiler, double glazed window

### Outside

#### Private Roof Terrace

## POOLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 803 SQ FT - 74.61 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.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.