

FOR
SALE



11 Crosslands Road, Ewell, Surrey KT19 9SS

NEW INSTRUCTION £525,000 - Freehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED THREE BEDROOM HOUSE located on a SOUGHT AFTER ROAD close to PARKLAND comprising through lounge, modern kitchen, double glazing, gas central heating, WEST FACING REAR GARDEN AND GARAGE, OFF STREET PARKING.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Bedroom Semi-Detached House*
- *Through Lounge*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Off Street Parking*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, laminate floor

Through Lounge

24' 6" x 11' 3" (7.47m x 3.43m) Three radiators, double glazed window, double glazed doors to garden

Kitchen

11' 0" x 7' 5" (3.35m x 2.26m) 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 freezer, plumbing for autowash, fitted oven and hob, extractor, laminate floor, double glazed window, double glazed door to garden

Stairs to First Floor

Landing

Access to loft, double glazed window

Bedroom 1

13' 3" x 9' 6" (4.04m x 2.90m) Radiator, fitted wardrobe, double glazed window

Bedroom 2

10' 4" x 10' 3" (3.15m x 3.12m) Radiator, double glazed window

Bedroom 3

7' 1" x 6' 11" (2.16m x 2.11m) Radiator, double glazed window

Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, low level wc, wash hand basin, radiator, tiled walls, double glazed window

Outside

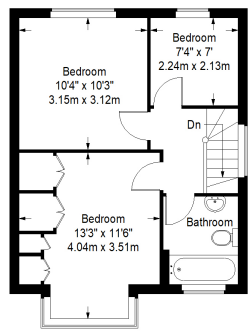
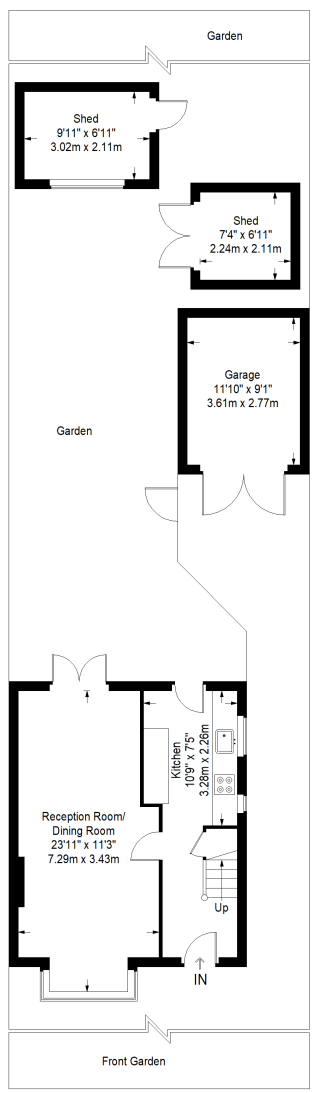
Front Garden

Mainly paved, off street parking

Rear Garden

Mainly laid to lawn, mature borders, decking area, garden shed, GARAGE

Crosslands Road



Ground Floor = 394 sq ft

First Floor = 389 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 394 sq ft / 36.60 sq m
 FIRST FLOOR = 389 sq ft / 36.14 sq m
 GARAGE = 109 sq ft / 10.13 sq m
 SHEDS = 123 sq ft / 11.43 sq m
 Total = 1015 sq ft / 94.29 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)