

FOR  
SALE



Gadesden Road, West Ewell, Surrey KT19 9LB

£320,000 - Leasehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM FLAT with a RECENTLY EXTENDED LEASE and ample storage, comprising lounge, MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, COMMUNAL GARDENS.....CLOSE TO LOCAL AMENITIES, SHOPS AND TRANSPORT LINKS.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Two Bedroom First Floor Flat*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Communal Gardens*
- *Ample Internal & External Storage*
- *Extended Lease*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Communal Entrance

Stairs to first floor, large private storage cupboard, door to

#### Entrance Hall

Cloaks hanging space, radiator, cupboard with space for washing machine and tumble dryer, further cupboard

#### Lounge

15' 9" x 15' 7" (4.80m x 4.75m) Radiator, laminate floor, double glazed window

#### Modern Kitchen

11' 10" x 7' 0" (3.61m x 2.13m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, integrated dishwasher, space for fridge freezer, space for cooker, radiator, double glazed window

#### Bedroom 1

12' 7" x 10' 10" (3.84m x 3.30m) Radiator, two double glazed windows

#### Bedroom 2

10' 9" x 9' 7" (3.28m x 2.92m) Radiator, fitted wardrobes, double glazed window

#### Modern Bathroom

Comprising panel enclosed bath with mixer tap, fitted shower, shower screen, low level wc, wash hand basin with vanity cupboard below, heated towel rail, tiled walls, two double glazed windows

### Outside

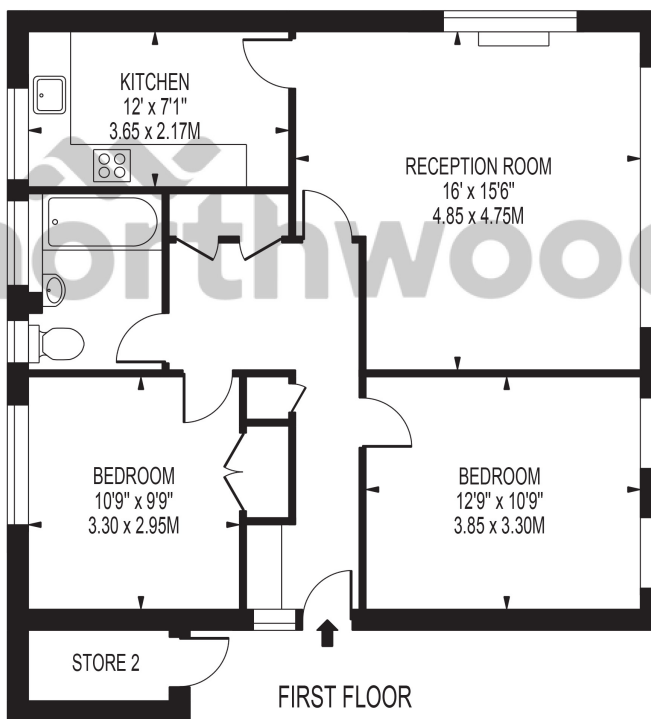
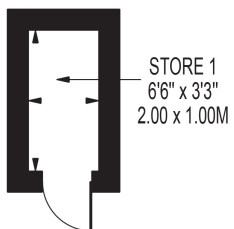
#### Communal Gardens

Mainly laid to lawn, storage cupboard

## GAEDSDEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 780 SQ FT - 72.50 SQ M  
(INCLUDING STORE 1 & EXCLUDING STORE 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE 1: 22 SQ FT - 2.00 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.  
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