

REDUCED



Iris Road, Ewell, Surrey KT19 9NH



OFFERS OVER £415000 CONSIDERED £440,000, Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM SEMI-DETACHED HOUSE with double glazing, gas central heating, FRONT AND REAR GARDENS, OWN DRIVE TO GARAGE.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom Semi-Detached House*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Own Drive To Garage*
- *No Chain*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space

#### Lounge

16' 2" x 9' 9" (4.93m x 2.97m) Radiator, double glazed window

#### Kitchen

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, double glazed window, double glazed door to garden

#### Bathroom

Comprising panel enclosed bath, shower cubicle, low level wc, wash hand basin, part tiled walls, double glazed window

### Stairs to First Floor

#### Landing

Access to loft, radiator

#### Bedroom 1

16' 2" x 9' 6" (4.93m x 2.90m) Radiator, double glazed window

#### Bedroom 2

14' 6" x 7' 11" (4.42m x 2.41m) Radiator, double glazed window

#### Bedroom 3

8' 10" x 8' 1" (2.69m x 2.46m) Radiator, double glazed window

### Outside

#### Front Garden

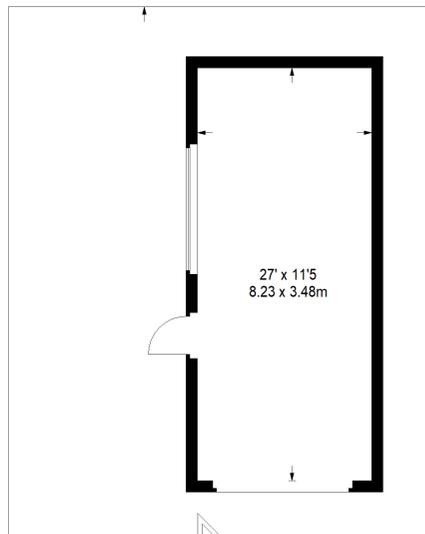
Lawn area, own drive with off street parking

#### Rear Garden

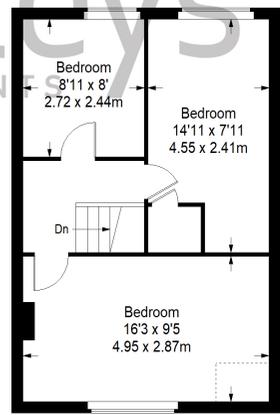
Decking area, mainly laid to lawn

#### Garage

**Iris Road**



**Ground Floor = 406 sq ft**



**First Floor = 406 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 406 sq ft / 37.72 sq m  
 FIRST FLOOR = 406 sq ft / 37.72 sq m  
 Total = 812 sq ft / 75.4 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)