

FOR  
SALE



352a Cul De Sac, Off Chessington Road, Ewell, Surrey KT19 9EG



FOUR BEDS...CALL NOW TO VIEW £625,000 - Freehold

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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE LARGER THAN AVERAGE THREE/FOUR DOUBLE BEDROOM house WITHIN GLYN SCHOOL CATCHMENT and WALKABLE TO EWELL WEST (ZONE 6) RAILWAY STATION comprising cloakroom/ showerroom, modern kitchen, modern 4 PIECE bathroom with separate shower cubicle, separate wc and extended accommodation to the rear as well as a LARGE USABLE LOFTROOM (14'6 x 11'7) and benefitting from own drive with OFF STREET PARKING for SEVERAL VEHICLES, own garage and mature garden making an excellent family home and being LOCATED IN A CUL DE SAC...KEEN TO SELL

## POINTS OF INTEREST

- *Extended Family House*
- *Three/Four Double Bedrooms*
- *Modern Kitchen & Bathroom*
- *Own Drive & Garage*
- *Mature Garden*
- *In GLYN catchment*



## ROOM DESCRIPTIONS

### Double Glazed Front Door to

#### Entrance Porch

Double glazed door to

#### Entrance Hall

Radiator,

#### Cloakroom/shower room

Comprising shower cubicle, fitted electric shower, low-level WC, wash hand basin, heated towel rail, double glazed window

#### Double Aspect Lounge

19' 6" x 15' (5.94m x 4.57m) Feature fireplace, two radiators, double glazed window, double glazed sliding patio door to garden

#### Dining Room/Family Room

10' 7" x 9' 3" (3.23m x 2.82m) Radiator, double glazed window

#### Kitchen

11' 4" x 8' 3" (3.45m x 2.51m) Single drainer 1½ bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, larder cupboard, space for fridge freezer, plumbing for autowash & dishwasher, fitted oven and hob, extractor, wall mounted boiler, double glazed window, double glazed door to side.

### Stairs to First Floor

#### Landing

Airing cupboard, double glazed window

#### Bedroom 2

10' 4" x 10' 4" (3.15m x 3.15m) Radiator, deep understairs cupboard, double glazed window

#### Bedroom 1

13' 4" x 10' 4" (4.06m x 3.15m) Radiator, double glazed window

#### Bedroom 3

9' 9" x 8' 8" (2.97m x 2.64m) Radiator, double glazed window

#### Modern Bathroom

Comprising panel enclosed bath with mixer taps and shower attachment, shower cubicle, fitted shower, shower screen, wash hand basin, heated towel rail, double glazed window

#### Separate W.C.

Comprising WC, radiator, wash hand basin, double glazed window

### Stairs to 2nd floor

#### Loft Room

14' 6" x 11' 7" (4.42m x 3.53m) Two radiators, eaves cupboard, double glazed window

### Outside

#### Front Garden

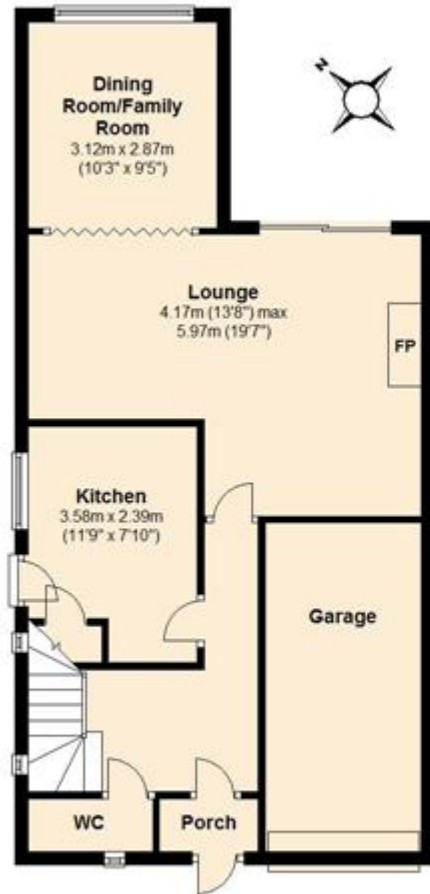
Mainly paved, paved path, off street parking for several vehicles, garage

#### Rear Garden

Mainly laid to lawn, patio, mature borders, two sheds, DETACHED CABIN (12'5 x 9'5) that has electric and has thicker walls for better insulation as well as soundproofing so it could be used as an office, side pedestrian access

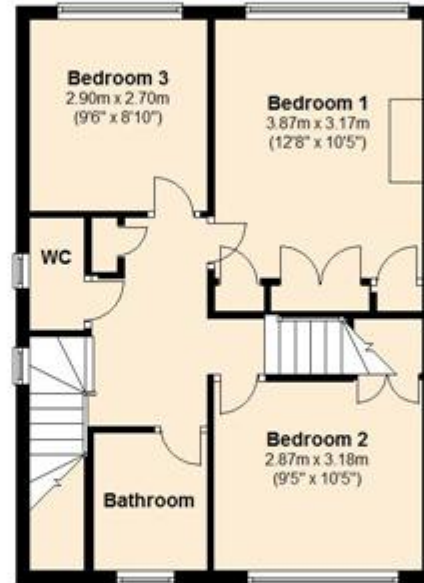
**Ground Floor**

Approx. 63.8 sq. metres (687.2 sq. feet)



**First Floor**

Approx. 49.3 sq. metres (530.7 sq. feet)



**Second Floor**

Approx. 15.0 sq. metres (161.2 sq. feet)



Total area: approx. 128.1 sq. metres (1379.1 sq. feet)

This floorplan is for illustration purposes only and whilst Jackson Noon Estate Agents have endeavoured to ensure it is an accurate representation of the property it should not be relied upon for furnishings etc. Plan produced using The Mobile Agent.