

REDUCED



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



FOUR BEDS...OFFERS INVITED £600,000 - Freehold

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PROPERTY SUMMARY

*** FOUR BEDS...OFFERS INVITED *** 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

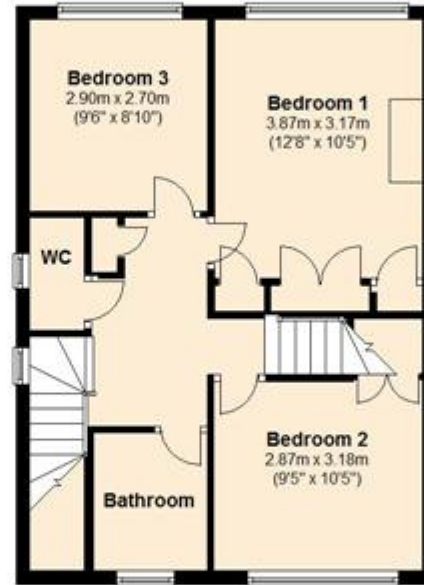
Ground Floor

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.