

FOR
SALE



Larch Crescent, Ewell, Surrey KT19 9EL

£340,000 - Leasehold



252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE with lounge/diner, double glazing, gas central heating, OWN GARDEN AND GARAGE.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *First Floor Maisonette*
- *Two Double Bedrooms*
- *Lounge/Diner*
- *Double Glazing*
- *Gas Central Heating*
- *Garden & Garage*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space

Stairs to First Floor

Landing

Access to loft, double glazed window

Lounge

16' 7" x 12' 8" (5.05m x 3.86m) Radiator, double glazed window

Kitchen

10' 5" x 9' 8" (3.17m x 2.95m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, integrated fridge freezer, plumbing for autowash, fitted oven and hob, extractor, two double glazed windows

Bedroom 1

14' 8" x 9' 1" (4.47m x 2.77m) Radiator, fitted wardrobes, double glazed window

Bedroom 2

11' 8" x 9' 2" (3.56m x 2.79m) Radiator, fitted cupboard, double glazed window

Bathroom

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

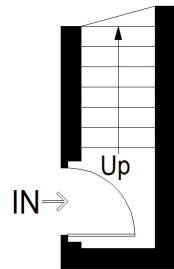
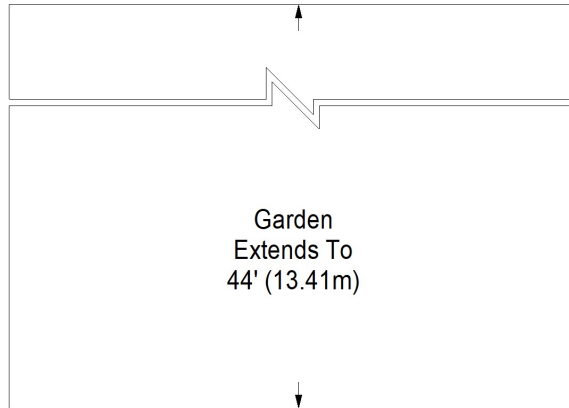
Outside

Garden

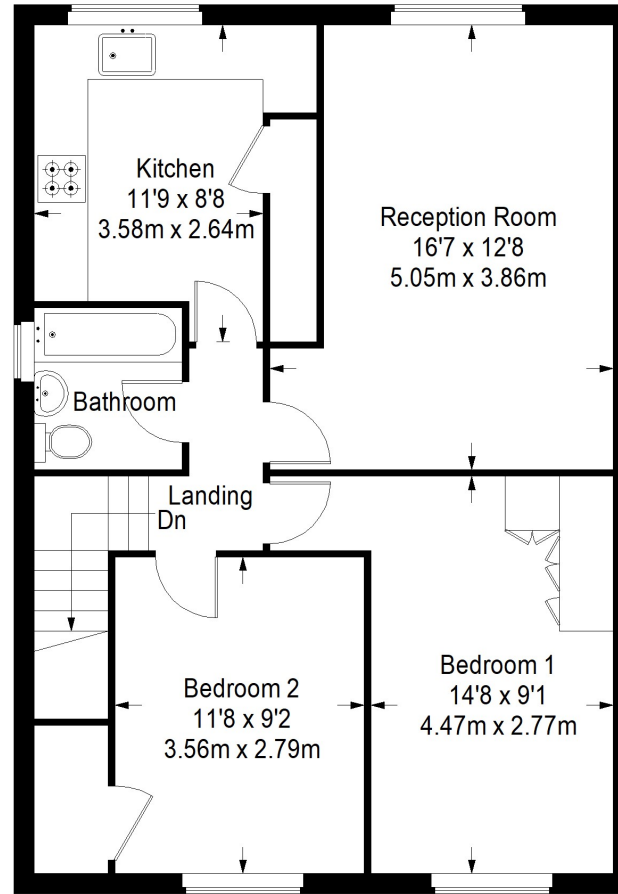
Mainly laid to lawn

Garage

Larch Crescent



Ground Floor
Entrance = 25 sq ft



First Floor = 665 sq ft

Approximate Gross Internal Area
 GROUND FLOOR ENTRANCE = 25 sq ft / 2.32 sq m
 FIRST FLOOR = 665 sq ft / 61.78 sq m
 Total = 690 sq ft / 64.10 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)