

FOR  
SALE



West Street, Ewell Village, Surrey KT17 1UZ

JACKSON  
**NOON**

£470,000 - Freehold

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

## PROPERTY SUMMARY

\*\*\* HEART OF EWELL VILLAGE \*\*\* OPEN AFTERNOON SATURDAY 2/7/2022 1pm till 2.30 BY APPOINTMENT ONLY \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this FULLY REFURBISHED TWO DOUBLE BEDROOM COTTAGE with 'WOW FACTOR' located in the HEART OF EWELL VILLAGE with THROUGH LOUNGE, REFITTED KITCHEN (18'8 x 8), REFITTED UPSTAIRS FOUR PIECE BATHROOM, landscaped rear garden all within easy walking distance of local shops and MAINLINE (ZONE 6) BRITISH RAIL STATIONS and in GLYN SCHOOL CATCHMENT...CALL NOW TO VIEW.

## POINTS OF INTEREST

- Fully Refurbished
- Two Bedroom House
- Through Lounge
- Rear Garden
- Heart Of Ewell Village
- No Chain



## ROOM DESCRIPTIONS

### Front Door to

#### Double Aspect Lounge

21' 0" x 12' 0" (6.40m x 3.66m) Two open fireplaces, two radiators, solid wood flooring, two double glazed 'tilt & turn' sash windows

#### Lobby

Stairs to first floor, understairs cupboard

#### Refitted Bespoke Kitchen

18' 8" x 8' 0" (5.69m x 2.44m) Single drainer 1 1/2 bowl stainless steel sink unit inset in wooden work surface, extensive range of cupboards and units, underfloor heating, fitted dishwasher, space for fridge freezer, fitted washing machine, fitted AEG oven and induction hob, extractor, double glazed sash window, double glazed velux window, door to garden

### Stairs to First Floor

#### Landing

Access to loft, double glazed window

#### Bedroom 1

12' 0" x 10' 5" (3.66m x 3.17m) Fireplace recess, radiator, double glazed sash window

#### Bedroom 2

Feature cast iron fireplace, radiator, double glazed sash window

#### Refitted Four Piece Bathroom

Comprising panel enclosed bath with mixer tap, shower cubicle, shower unit with decorative ceramics, low level wc, vanity wash hand basin, two heated towel rails, tiled floor, double glazed sash window

### Outside

#### Front Garden

Mainly paved, paved path

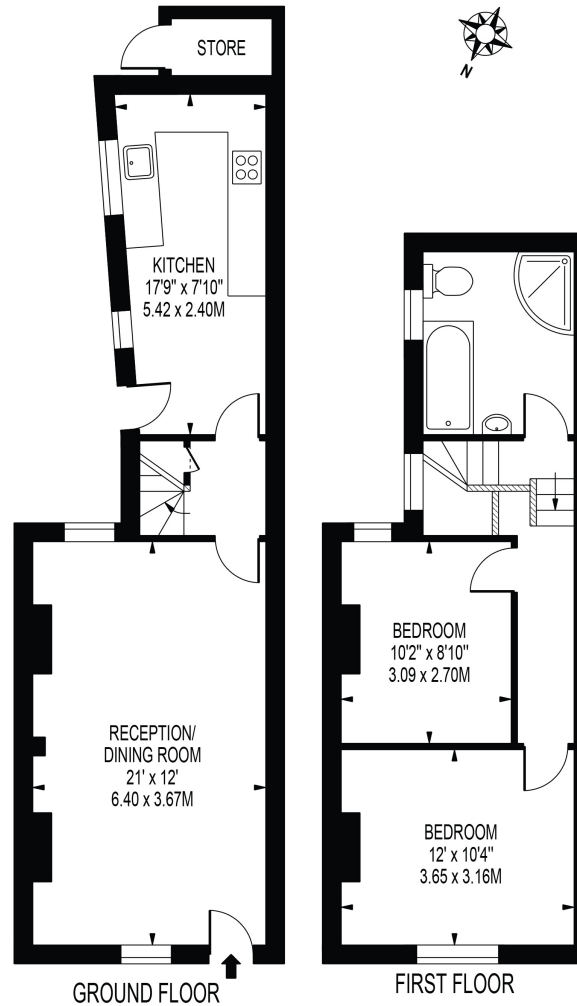
#### Landscaped South East Facing Rear Garden

Mainly lawn, mature borders, brick built shed, raised decking/patio area

**WEST STREET**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 793 SQ FT - 73.70 SQ M  
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 17 SQ FT - 1.54 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.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.