

FOR
SALE



71 Tonstall Road, Epsom, Surrey KT19 9DR

£325,000 - Leasehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE with MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, FRONT AND REAR GARDENS.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *First Floor Maisonette*
- *Two Double Bedrooms*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Stairs to first floor

Landing

Cupboard, access to loft

Lounge

13' 2" x 11' 0" (4.01m x 3.35m) Radiator, double glazed window

Modern Kitchen

9' 2" x 8' 6" (2.79m x 2.59m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, fitted oven and hob, radiator, two double glazed windows, double glazed door to garden

Bedroom 1

12' 4" x 11' 0" (3.76m x 3.35m) Radiator, overstairs cupboard, two double glazed windows

Bedroom 2

Radiator, double glazed window

Modern Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle, low level wc, wash hand basin, tiled walls, two double glazed windows

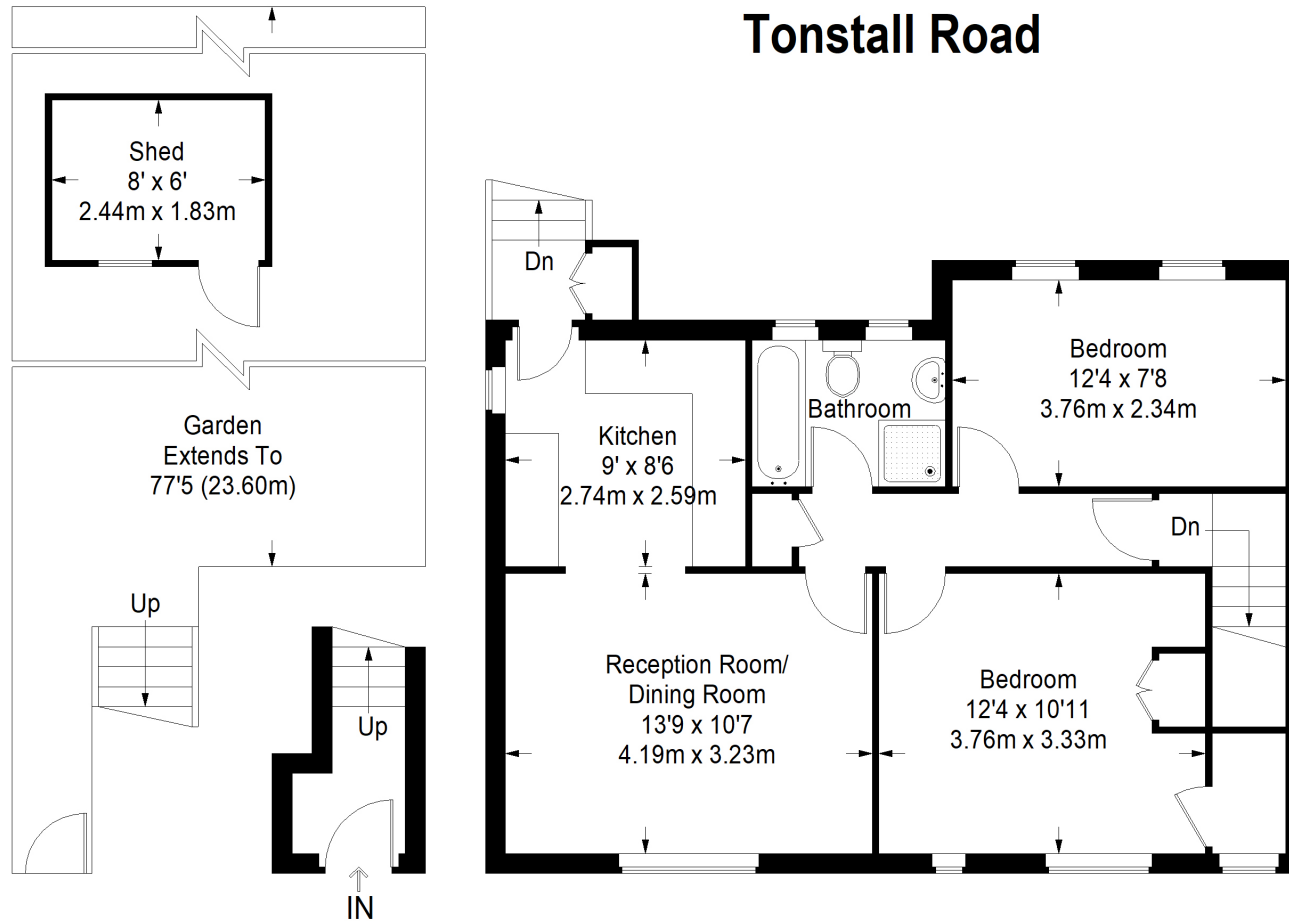
Outside

Front Garden

Laid to lawn area, path

Rear Garden

Outside cupboard with boiler, steps leading down to mainly laid to lawn area, patio area, mature borders garden shed



Ground Floor
Entrance = 28 sq ft

First Floor = 592 sq ft

Approximate Gross Internal Area
 GROUND FLOOR ENTRANCE = 28 sq ft / 2.60 sq m
 FIRST FLOOR = 592 sq ft / 55.00 sq m
 SHED = 48 sq ft / 4.46 sq m
 Total = 668 sq ft / 62.06 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)