

FOR
SALE



Collier Close, West Ewell, Surrey KT19 9JG

£575,000 - Freehold

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PROPERTY SUMMARY

**** GUIDE PRICE £575,000 - £600,000 **** JACKSON NOON ESTATE AGENTS are pleased to offer this **THREE BEDROOM DETACHED HOUSE** with through lounge, dining room/reception 2, **MODERN BATHROOM**, double glazing, gas central heating, **FRONT AND REAR GARDENS**, **OWN DRIVE TO GARAGE**.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Three Bedroom Detached House*
- *Through Lounge & Dining Room*
- *Modern Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Own Drive To Garage*



ROOM DESCRIPTIONS

Front Door to

Entrance Porch

Door to

Dining Room/Reception 2

10' 7" x 11' 9" (3.23m x 3.58m) Radiator, stairs to first floor, double glazed window

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, fitted oven and hob, extractor, double glazed window, double glazed door to side

Lobby

Understairs cupboard

Double Aspect Lounge

19' 5" x 10' 11" (5.92m x 3.33m) Two radiators, double glazed window, double glazed patio door to garden

Cloakroom

Comprising low level wc, wash hand basin, cupboard housing boiler, double glazed window

Stairs to First Floor

Landing

Access to loft

Bedroom 1

12' 2" x 10' 11" (3.71m x 3.33m) Radiator, walk in wardrobe, double glazed window

Bedroom 2

11' 7" x 8' 6" (3.53m x 2.59m) Radiator, fitted wardrobe, double glazed window

Bedroom 3

8' 9" x 8' 6" (2.67m x 2.59m) Radiator, double glazed window

Modern Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle, low level wc, wash hand basin, heated towel rail, tiled walls, double glazed window

Outside

Front Garden

Mainly laid to lawn, own drive with off street parking

Rear Garden

Laid to lawn area, decking, Summer House (11'5 x 7'5), side access

Garage

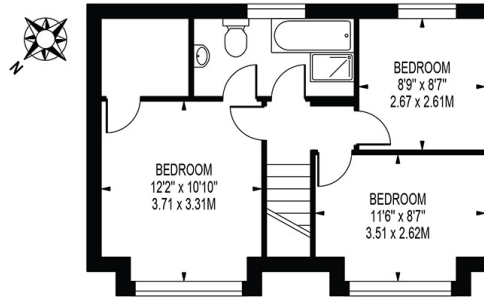
16' 9" x 8' 2" (5.11m x 2.49m) Access via own drive, door to garden

COLLIER CLOSE

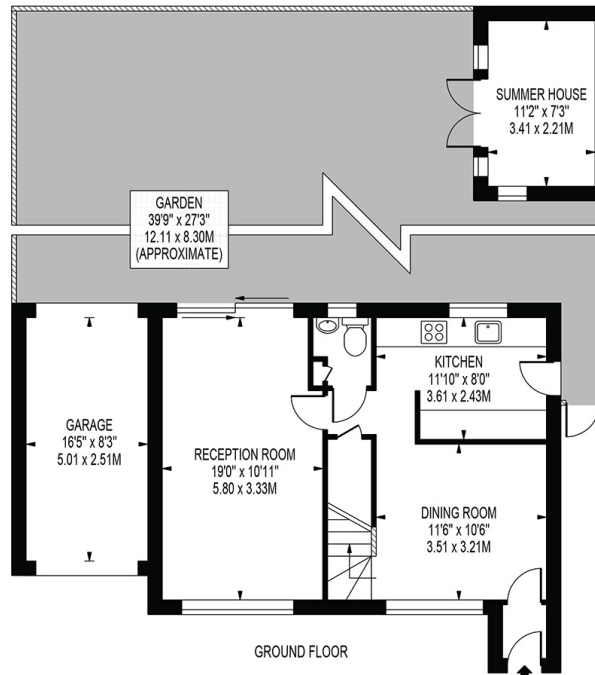
APPROXIMATE GROSS INTERNAL FLOOR AREA: **947 SQ FT - 87.96 SQ M**
(EXCLUDING GARAGE & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **135 SQ FT - 12.58 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: **81 SQ FT - 7.54 SQ M**



FIRST FLOOR



GROUND FLOOR

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.
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