

FOR
SALE



Nightingale Drive, West Ewell KT19 9EN

£380,000 - Leasehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE TWO BEDROOM GROUND FLOOR MAISONNETTE located on a SOUGHT AFTER ROAD with OWN DRIVE TO GARAGE comprising lounge/diner, MODERN KITCHEN AND BATHROOM, double glazing, gas central heating, FRONT AND REAR GARDENS.....900+ YEAR LEASE....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Two Bedroom Ground Floor Maisonette*
- *Lounge/Diner*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Own Drive To Garage*
- *900+ Year Lease*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

Lounge/Diner

16' 10" x 12' 5" (5.13m x 3.78m) Radiator, double glazed patio door to garden

Modern Kitchen

10' 3" x 9' 9" (3.12m x 2.97m) 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, double glazed window, double glazed doors to garden

Bedroom 1

14' 10" x 8' 11" (4.52m x 2.72m) Radiator, fitted wardrobes, double glazed window

Bedroom 2

11' 7" x 8' 10" (3.53m x 2.69m) Radiator, double glazed window

Modern Bathroom

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

Outside

Front Garden

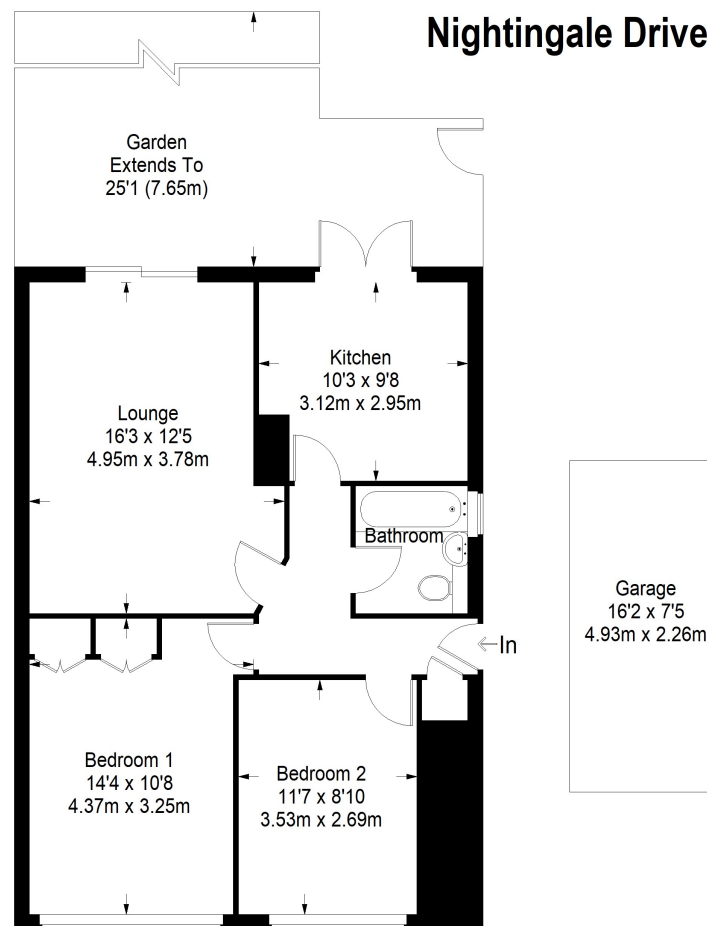
Mainly laid to lawn area

Landscaped Rear Garden

Patio area, rest laid to lawn, awning, side access

Own Drive To Garage

Off street parking



Ground Floor = 662 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 662 sq ft / 61.50 sq m
 GARAGE = 122 sq ft / 11.33 sq m
 Total = 784 sq ft / 72.83 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	