

FOR  
SALE



Hollymoor Lane, Epsom, Surrey KT19 9BZ

£450,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this THREE BEDROOM HOUSE located close to EWELL WEST STATION with through lounge, double glazing, gas central heating, REAR GARDEN, OFF STREET PARKING.....NO CHAIN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Three Bedroom House*
- *Through Lounge*
- *Double Glazing*
- *Gas Central Heating*
- *Rear Garden*
- *Off Street Parking*

## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Porch

Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator, laminate floor

#### Cloakroom

Comprising low level wc, wash hand basin, double glazed window

#### Lounge

27' 3" x 11' 1" (8.31m x 3.38m) Radiator, double glazed window, patio door to garden

#### Kitchen

10' 5" x 8' 10" (3.17m x 2.69m) Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge, plumbing for autowash, fitted oven and hob, extractor, double glazed window, double glazed door to garden

### Stairs to First Floor

#### Landing

Cupboard, access to loft, overstairs cupboard housing boiler

#### Bedroom 1

14' 4" x 11' 0" (4.37m x 3.35m) Radiator, double glazed window

#### Bedroom 2

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

#### Bedroom 3

8' 9" x 6' 10" (2.67m x 2.08m) Radiator, 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

#### Front Garden

Mainly laved, off street parking

#### Rear Garden

Mainly laid to lawn, patio area, garden shed, rear access

