

FOR  
SALE



Manor Drive, Ewell, Surrey KT19 0EY

£750,000 - Freehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this FOUR BEDROOM DETACHED BUNGALOW located on a SOUGHT AFTER ROAD with lounge and dining room, bathroom and en-suite shower room, double glazing, gas central heating, OFF STREET PARKING, REAR GARDEN.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Four Bedroom Detached Bungalow*
- *Lounge & Dining Room*
- *Bathroom & Shower Room*
- *Double Glazing*
- *Gas Central Heating*
- *Off Street Parking*
- *Rear Garden*
- *Popular Development*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Porch

Door to

#### Entrance Hall

Cloaks hanging space, two radiators, laminate floor

#### Lounge

14' 10" x 10' 11" (4.52m x 3.33m) Two radiators, double glazed windows, double glazed doors to garden

#### Dining Room

11' 11" x 10' 11" (3.63m x 3.33m) Radiator, laminate floor, double glazed window

#### Kitchen

10' 11" x 8' 10" (3.33m x 2.69m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, space for cooker, double glazed window, door to garden

#### Bedroom 2

15' 4" x 11' 4" (4.67m x 3.45m) Radiator, laminate floor, double glazed window

#### Bedroom 3

11' 10" x 11' 7" (3.61m x 3.53m) Radiator, laminate floor, double glazed window

#### Bedroom 4

11' 6" x 9' 4" (3.51m x 2.84m) Radiator, double glazed window

#### Bathroom

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

### Stairs to First Floor

#### Landing

Storage eaves, skylight

#### Bedroom 1

15' 8" x 13' 6" (4.78m x 4.11m) Radiator, double glazed window, skylight

#### En-Suite Shower Room

Comprising shower cubicle, low level wc, wash hand basin, heated towel rail, part tiled walls, skylight

### Outside

#### Front Garden

Mainly paved, off street parking

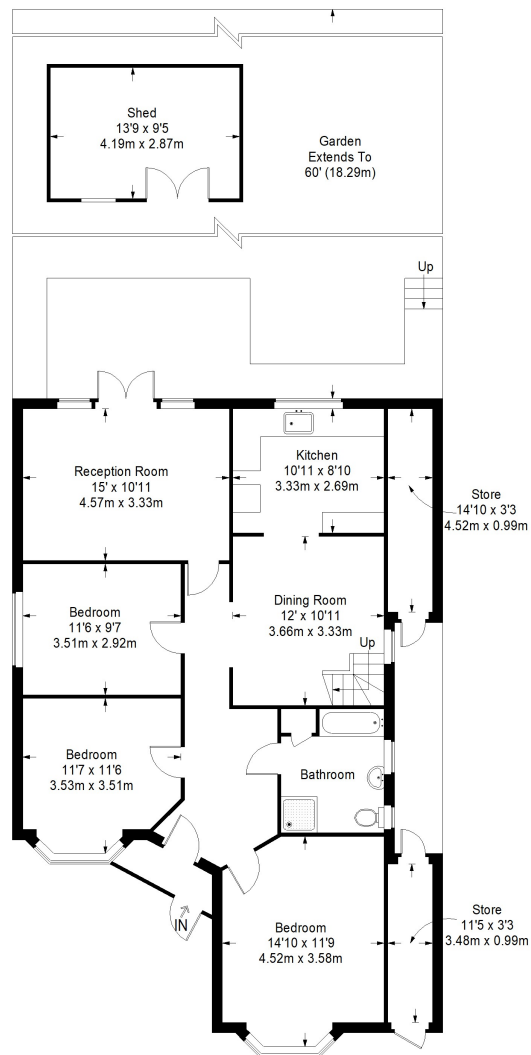
#### Rear Garden

Decking area leading down to mainly laid to lawn area, two garden shed

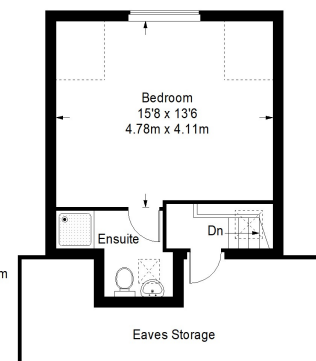
#### Lean To

Boiler, door to garden

**Manor Drive**



**Ground Floor = 1117 sq ft**



**First Floor = 263 sq ft**

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 GROUND FLOOR = 1117 sq ft / 103.77 sq m  
 FIRST FLOOR (Excluding Reduced Headroom) = 263 sq ft / 24.43 sq m  
 (Reduced Headroom) = 174 sq ft / 16.16 sq m  
 SHED = 131 sq ft / 12.17 sq m  
 Total = 1380 sq ft / 128.20 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. (D357409)