

FOR
SALE



Elm Way, Ewell, Surrey KT19 0HB

£500,000 - Freehold

JACKSON
NOON

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this WELL PRESENTED TWO/THREE BEDROOM HOUSE located on a SOUGHT AFTER ROAD with open plan lounge/modern kitchen, dining room, BEDROOM 3/STUDY, MODERN BATHROOM, double glazing, gas central heating, OWN DRIVE TO GARAGE, REAR GARDEN.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Two/Three Bedroom House*
- *Open Plan Lounge/Modern Kitchen*
- *Dining Room*
- *Modern Bathroom*
- *Bedroom 3/Study*
- *Double Glazing & Central Heating*
- *Rear Garden*
- *Off Street Parking*



ROOM DESCRIPTIONS

Front Door to

Entrance Hall

Cloaks hanging space

Open Plan Lounge/Kitchen

28' 9" x 9' 8" (8.76m x 2.95m) Feature fireplace, radiator, understairs cupboard, double glazed window

Modern Kitchen Area

Single drainer sink unit inset in roll top work surface, range of cupboards and units, breakfast bar, integrated fridge freezer, integrated dishwasher, fitted oven and hob

Dining Room

Radiator, double glazed door to side

Bedroom 3/Study

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

Cloakroom

Comprising low level wc, wash hand basin, cupboard, radiator

Stairs to First Floor

Landing

Bedroom 1

10' 10" x 10' 9" (3.30m x 3.28m) Radiator, fitted wardrobes, double glazed window

Modern Bathroom

Comprising tiled enclosed bath with mixer tap, shower cubicle with fitted shower, low level wc, wash hand basin, heated towel rail, part tiled walls, two double glazed windows

Stairs to Second Floor

Landing

Bedroom 2

15' 10" x 10' 5" (4.83m x 3.17m) Fitted wardrobes, storage eaves, four skylights

Outside

Front Garden

Driveway with off street parking

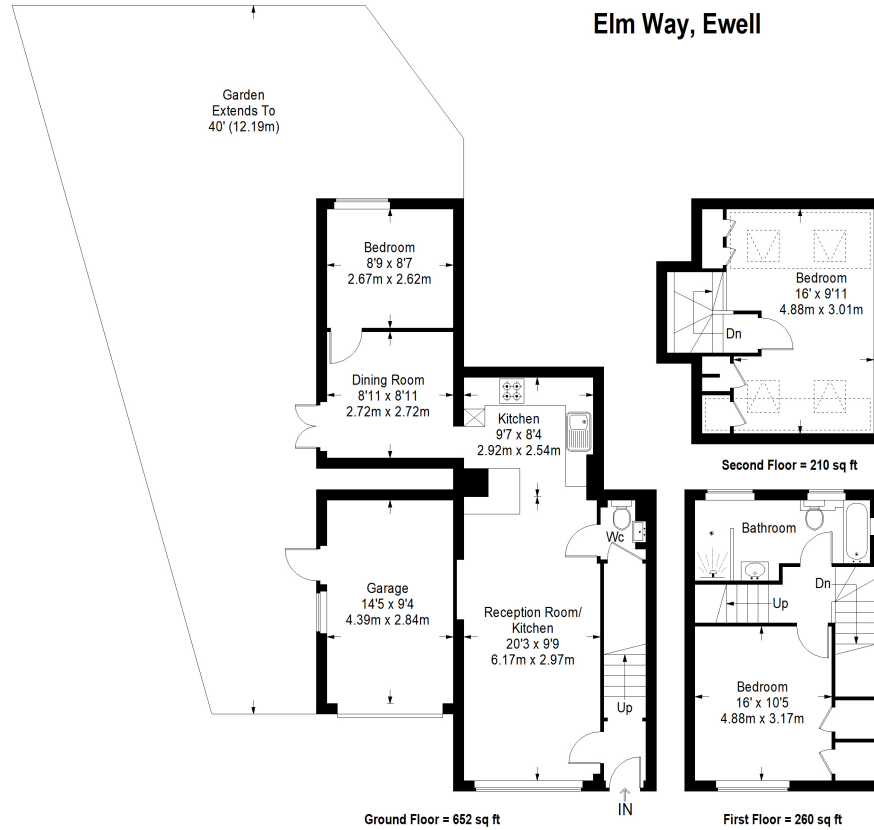
Rear Garden

Laid to lawn area, decking, garden shed

Garage

Fitted units, fitted oven, space for fridge and tumble dryer, double glazed window, up and over door

Elm Way, Ewell



☐ = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
 GROUND FLOOR = 652 sq ft / 60.57 sq m
 FIRST FLOOR = 260 sq ft / 24.15 sq m
 SECOND FLOOR (Excluding Reduced Headroom) = 144 sq ft / 13.38 sq m
 (Reduced Headroom) = 66 sq ft / 6.13 sq m
 Total = 1122 sq ft / 104.23 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)