

FOR  
SALE



Larkspur Way, West Ewell KT19 9LS

£365,000 - Leasehold



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## PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE located on a BOLD CORNER PLOT with ADDITIONAL OUTSIDE OFFICE (12'4 x 9). The accommodation comprises Lounge, Modern Kitchen, Modern Bathroom, full gas central heating, double glazing, FRONT, SIDE and REAR GARDENS all located in a CUL DE SAC...MUST BE VIEWED.

## POINTS OF INTEREST

- *Ground Floor Maisonette*
- *Modern Kitchen & Bathroom*
- *Double Glazing*
- *Gas Central Heating*
- *Front, Side & Rear Gardens*
- *Summerhouse/Office*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Cloaks hanging space, understairs cupboard, radiator

#### Lounge

16' 5" x 12' 6" (5.00m x 3.81m) Radiator, laminate floor, patio door to garden

#### Kitchen

10' 3" x 10' 3" (3.12m x 3.12m) Single drainer 1½ bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, space for cooker, double glazed window, double glazed door to garden

#### Bedroom 1

14' 5" x 8' 11" (4.39m x 2.72m) Radiator, double glazed window

#### Bedroom 2

11' 5" x 9' 2" (3.48m x 2.79m) Radiator, double glazed window

#### Bathroom

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

### Outside

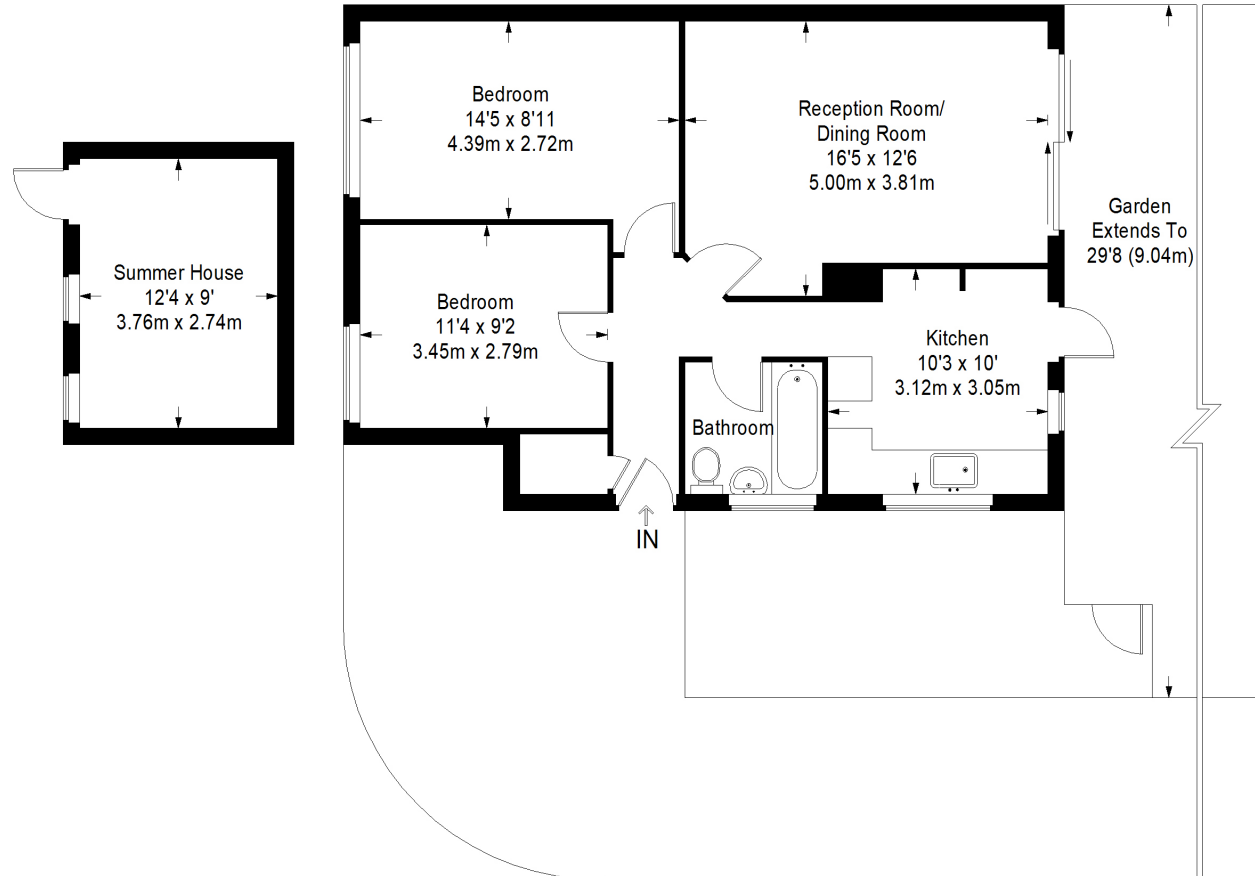
#### Front Garden

Mainly laid to lawn

#### Rear Garden

Mainly laid to lawn, SUMMERHOUSE/OFFICE

## Larkspur Way



**Ground Floor = 657 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 657 sq ft / 61.04 sq m  
 SUMMER HOUSE = 112 sq ft / 10.40 sq m  
 Total = 769 sq ft / 71.44 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)