

REDUCED



Chesterfield Road, Ewell KT19 9QP



OFFERS OVER £660,000 CONSIDERED £675,000 Freehold

252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

## PROPERTY SUMMARY

\*\*\* CORNER PLOT \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this RARELY AVAILABLE CORNER PLOT EXTENDED THREE BEDROOM HOUSE located in a POPULAR TREE LINED ROAD with THREE RECEPTION ROOMS, double glazing, gas central heating, MATURE REAR GARDEN AND DOUBLE GARAGE, off street parking.....CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Extended Three Bedroom House*
- *Three Reception Rooms*
- *Double Glazing & Central Heating*
- *Rear Garden & Garage*
- *Sought After Road*
- *Corner Plot*



## ROOM DESCRIPTIONS

### Front Door to

#### Entrance Hall

Wood floor, understairs cupboard

#### Lounge

16' 2" x 10' 3" (4.93m x 3.12m) Feature fireplace, wood floor, radiator, double glazed window

#### Dining Room

12' 2" x 9' 1" (3.71m x 2.77m) Radiator, wood floor, double glazed window

#### Extended Family Room

10' 11" x 10' 3" (3.33m x 3.12m) Wood floor, double glazed windows, double glazed doors to garden

#### Kitchen

14' 6" x 5' 4" (4.42m x 1.63m) Sink unit inset in tiled work surface, range of cupboards and units, space for fridge freezer, plumbing for dishwasher, space for cooker, two double glazed windows, double glazed door to garden

#### Cloakroom/Utility Room

6' 10" x 5' 5" (2.08m x 1.65m) Comprising low level wc, wash hand basin, plumbing for autowash, space for tumble dryer, radiator, double glazed window

### Stairs to First Floor

#### Landing

Access to boarded loft, double glazed window

#### Bedroom 1

11' 4" x 10' 3" (3.45m x 3.12m) Radiator, double glazed window

#### Bedroom 2

10' 3" x 9' 1" (3.12m x 2.77m) Radiator, fitted wardrobes, double glazed window

#### Bedroom 3

8' 6" x 5' 11" (2.59m x 1.80m) Radiator, double glazed window

#### Bathroom

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

### Outside

#### Front Garden

Mainly paved, off street parking

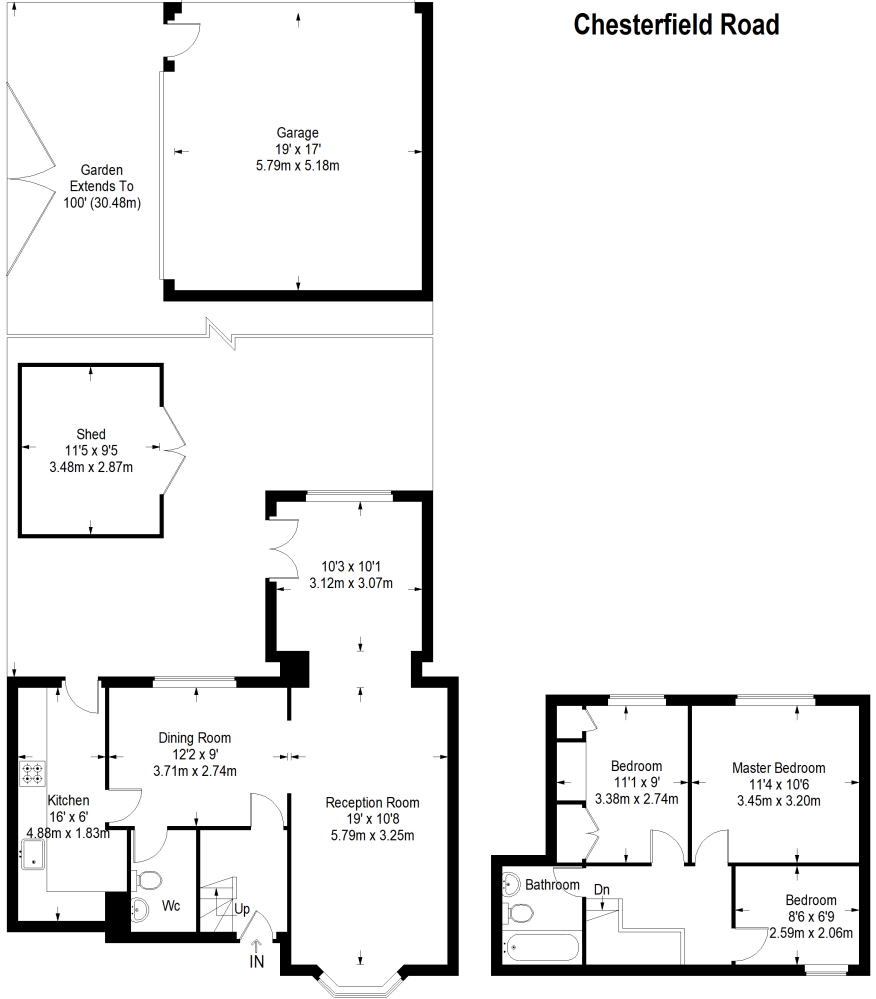
#### Rear Garden

Mainly laid to lawn, mature borders, garden shed, patio area, SUMMERHOUSE

#### Double Garage

Power

**Chesterfield Road**



**Ground Floor = 644 sq ft**

**First Floor = 394 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 644 sq ft / 59.83 sq m  
 FIRST FLOOR = 394 sq ft / 36.60 sq m  
 GARAGE/ SHED = 433 sq ft / 40.23 sq m  
 Total = 1471 sq ft / 136.66 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)