

REDUCED



Gadesden Road, West Ewell, Surrey KT19 9LA

Offers Over £500,000 - Freehold

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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE with two reception rooms, double glazing, gas central heating, FRONT AND REAR GARDENS, OWN DRIVE TO GARAGE.....CALL NOW TO VIEW.

POINTS OF INTEREST

- *Extended Three Bedroom House*
- *Two Reception Rooms*
- *Double Glazing*
- *Gas Central Heating*
- *Front & Rear Gardens*
- *Garage & Off Street Parking*



ROOM DESCRIPTIONS

Double Glazed Bi-Folding Doors to

Entrance Porch

Door to

Entrance Hall

Cloaks hanging space, radiator, understairs cupboard

Lounge

12' 10" x 12' 6" (3.91m x 3.81m) Double glazed window

Extended Family Room

17' 1" x 10' 4" (5.21m x 3.15m) Radiator, double glazed patio door to garden

Extended Kitchen

19' 5" x 8' 9" (5.92m x 2.67m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, fitted oven and hob, double glazed window, door to

Lean To

Door to garden, storage area

Utility Area

Fitted units, wall mounted boiler, space for tumble dryer

Stairs to First Floor

Landing

Access to loft, double glazed window

Bedroom 1

11' 0" x 9' 11" (3.35m x 3.02m) Radiator, fitted wardrobes, double glazed window

Bedroom 2

12' 11" x 8' 6" (3.94m x 2.59m) Radiator, double glazed window

Bedroom 3

9' 2" x 8' 0" (2.79m x 2.44m) Radiator, fitted cupboard

Bathroom

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

Outside

Front Garden

Mainly laid to lawn, paved path

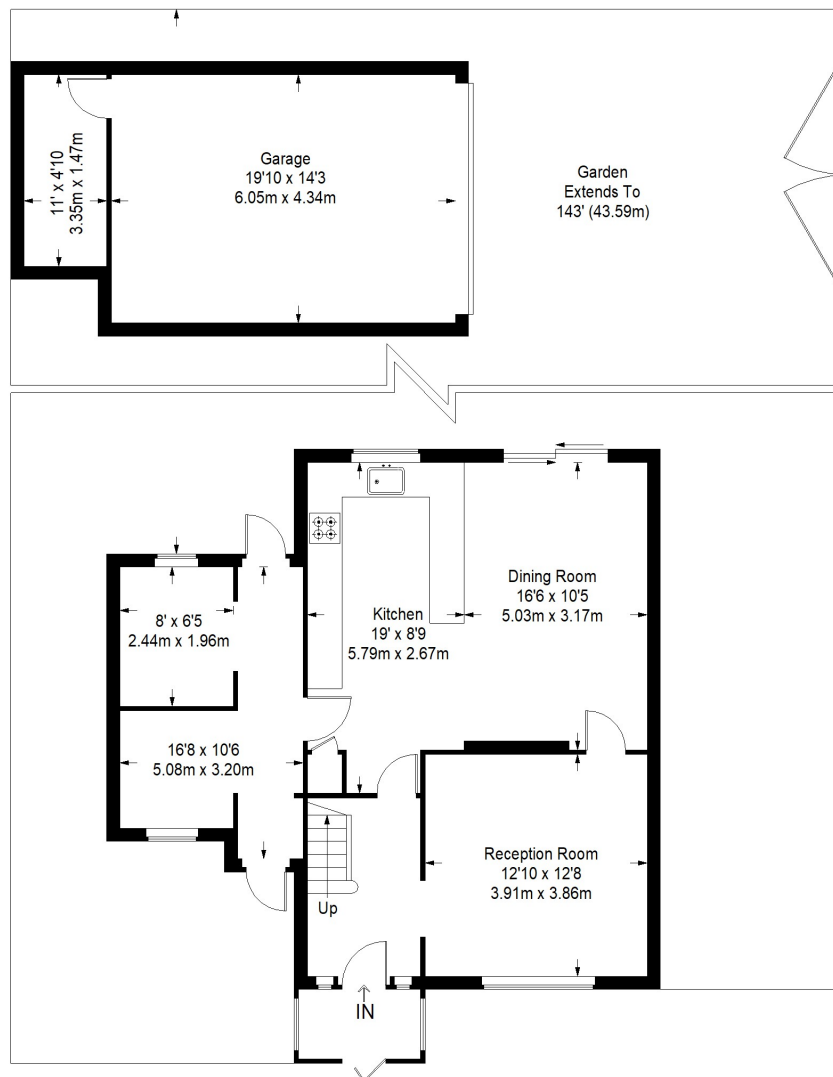
Rear Garden

Mainly laid to lawn, patio area

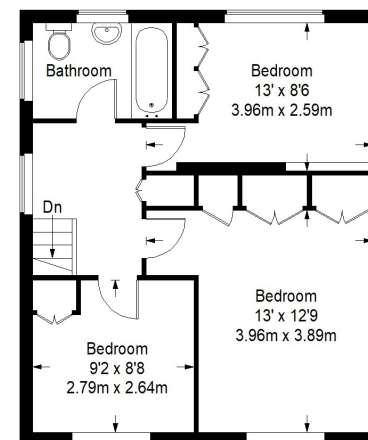
OWN DRIVE TO GARAGE

Off street parking for two cars

Gadesden Road



Ground Floor = 779 sq ft



First Floor = 458 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 779 sq ft / 72.37 sq m
 FIRST FLOOR = 458 sq ft / 42.55 sq m
 GARAGE = 336 sq ft / 31.21 sq m
 Total = 1573 sq ft / 146.13 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			78
		58	

England, Scotland & Wales

EU Directive 2002/91/EC