

REDUCED



39 Huntsmoor Road, West Ewell KT19 0JH

£318,000 - Leasehold



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## PROPERTY SUMMARY

\*\*\* GROUND FLOOR \*\*\* JACKSON NOON ESTATE AGENTS are pleased to offer this TWO DOUBLE BEDROOM GROUND FLOOR FLAT with MODERN KITCHEN, MODERN BATHROOM, double glazing, PRIVATE PATIO AREA overlooking COMMUNAL GARDENS all located in a CUL DE SAC...CALL NOW TO VIEW.

## POINTS OF INTEREST

- *Ground Floor Flat*
- *Two Double Bedrooms*
- *Modern Kitchen*
- *Modern Bathroom*
- *Double Glazing*
- *Communal Gardens*



## ROOM DESCRIPTIONS

### Front door to

#### Communal Entrance

Door to

#### Entrance Hall

Airing cupboard, entry phone

#### Lounge

13' 4" x 11' 11" (4.06m x 3.63m) Heater, double glazed window, double glazed door to garden

#### Kitchen

10' 4" x 7' (3.15m x 2.13m) Single drainer 1½ bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, built in hob and oven, extractor, double glazed window

#### Bathroom

Comprising panel enclosed bath, shower cubicle, low level wc, wash hand basin, part tiled walls, heated towel rail, tiled floor

#### Bedroom 1

12' 6" x 9' 10" (3.81m x 3.00m) Heater, fitted wardrobes, double glazed window, double glazed door to PRIVATE PATIO AREA overlooking communal gardens

#### Bedroom 2

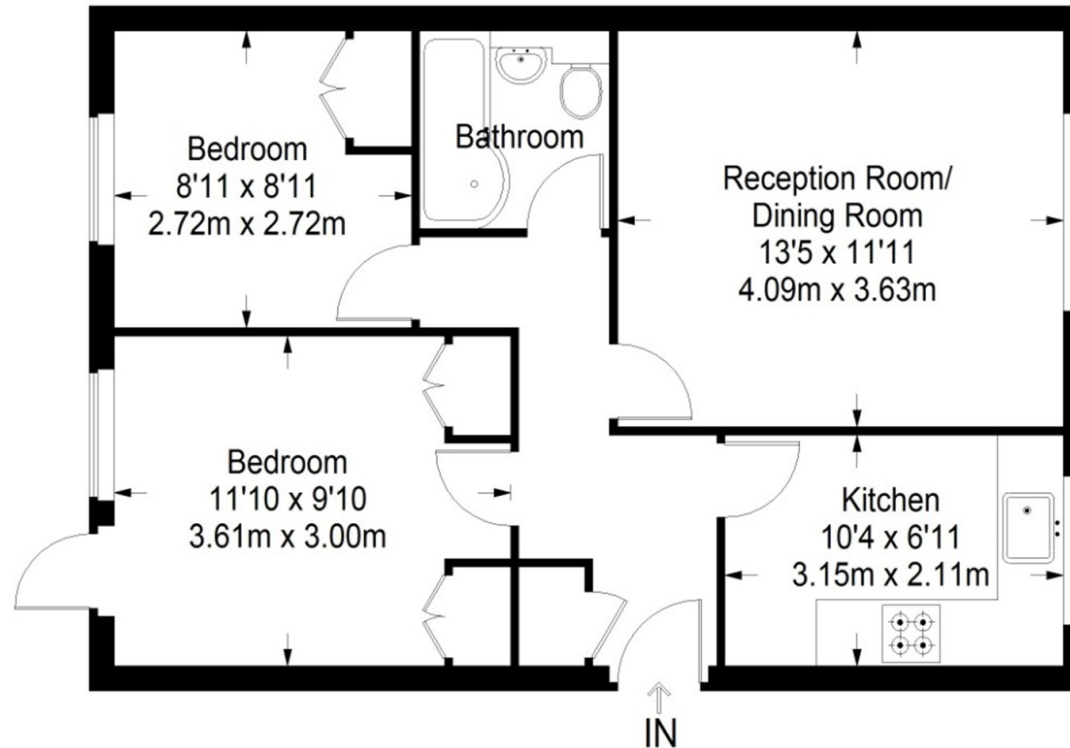
8' 11" x 8' 9" (2.72m x 2.67m) Heater, double glazed window

### Outside

#### Extensive Communal Gardens

Mainly laid to lawn, BBQ area, drying area

## Huntsmoor Road



**Ground Floor = 556 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 556 sq ft / 51.65 sq m  
 Total = 556 sq ft / 51.65 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)