



DORKING ROAD EPSOM KT18 7JR

MICHAEL EVERETT & Co

... A Moving Experience

A character 1930's three bedroom semi-detached property within a short walk of Epsom town centre and station. The property which has a spacious re-fitted shower room and large private rear garden is offered to the market with no onward chain.

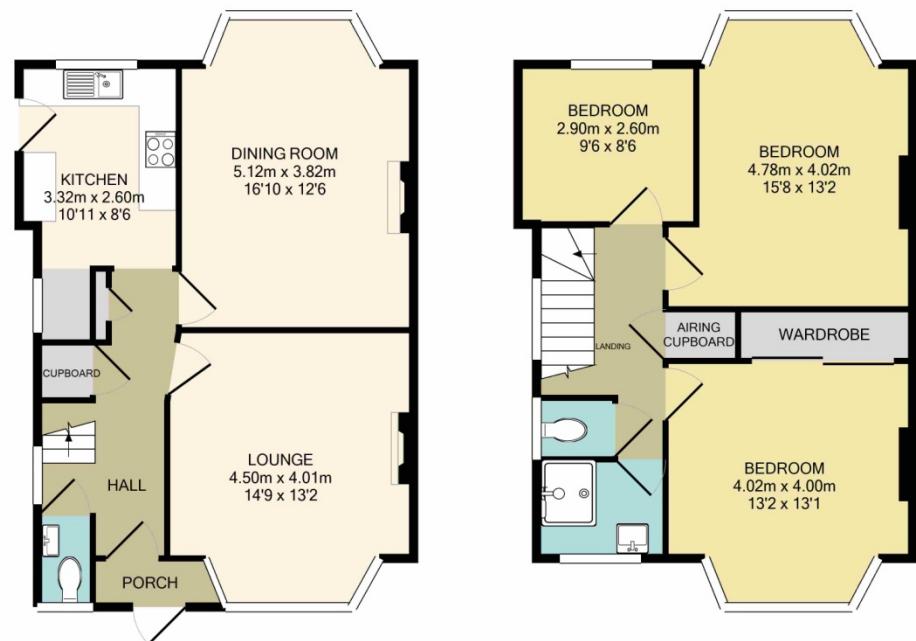
Drive and pathway lead to double glazed Entrance Porch: Oak door to Hallway: picture rail, deep understairs storage cupboard with cloaks hanging. Cloakroom: low level w.c., wall mounted wash hand basin, fully tiled, sealed parquet floor. Sitting Room: double doors onto patio and rear garden, feature fireplace with polished wood surround, over mantle and marble inset, picture rail. Dining Room: feature brick fireplace, quarry tiled hearth, inset shelves with brick design, coved cornice to ceiling, picture rail, built in shelving, wide angular bay. Kitchen: comprehensive range of eye level units with cupboards and drawers below in wood effect, four ring gas hob with extractor above opposite double oven, single stainless steel sink unit with mixer taps and drainer, space for fridge and freezer, larder housing boiler with adjacent programmer, plumbing for washing machine, walls part fully tiled, half glazed door to side and rear garden.

From the Hallway staircase leads to First Floor Landing: access to loft, airing cupboard with slatted shelves, radiator. Bedroom One: built in wardrobes with sliding doors, fireplace, picture rail. Bedroom Two: window overlooking rear garden, fireplace, picture rail. Bedroom Three: picture rail, window overlooking rear garden. Re-Fitted Shower Room: spacious double shower, pedestal wash hand basin, walls fully tiled. Separate WC: low level w.c.

Outside: Detached Garage: pitched roof. Immediately to the rear of the property is a sun terrace with the garden laid lawn with flower borders, laurel hedging, herbaceous trees and shrubs, laurel archway to greenhouse and compost area, the garden extends to approximately 80'. To the front of the property, part paved front garden with evergreen hedging and inset flowering borders, off street parking for two vehicles.

EPC=C

Asking Price £615,000 Freehold



Ground Floor
Approx. Floor
Area 56.1 Sq.M.
(604 Sq.Ft.)

1st Floor
Approx. Floor
Area 53.3 Sq.M.
(574 Sq.Ft.)
Total Approx. Floor Area 109.4 Sq.M. (1177 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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Disclaimer: This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.