



29 CHANTRY HURST EPSOM KT18 7BW

**MICHAEL EVERETT & Co**  
*... A Moving Experience*

A three-bedroom, two-bathroom, three reception room detached character property with the benefit of a private well screened rear garden on the ever-popular Woodcote Estate within a walk of the town centre and station, and within the catchment area for good schools. The property, which offers ample scope for extension, is offered to the market with the benefit of no onward chain. The property requires some updating.

Pathway leads to Entrance Porch to front door. Entrance Hall: coved cornice to ceiling. Cloakroom: low level w.c., wall mounted wash hand basin in Vanity Unit with tiled splash back. Sitting Room: cove cornice to ceiling, built in cupboards with display shelving wide opening to, Dining Room: coved cornice to ceiling, double aspect, wide bay window. Spacious Kitchen: comprehensive range of white units with cupboards and drawers and work surfaces, single Franke sink unit with drainer, four ring gas hob with adjacent oven. Fitted dishwasher and washing machine, Fridge / freezer. Wall's part tiled, wall mounted boiler with adjacent programmer, larder cupboard, half glazed personal door to side and rear garden. Door to garden room with sliding doors onto rear garden.

From the Hallway, Oak paneled staircase leads to First Floor Landing: access to loft. Bedroom One: double aspect, fitted wardrobes with several mirrored fronts, wide opening to large dressing room with study area, fitted wardrobes. Door to en-suite Shower room, fully tiled shower, wash handbasin set in Vanity unit, low level WC, walls fully tiled. Bedroom Two: double aspect, window overlooking front garden. Bedroom Three: window overlooking front garden. Shower room: fully tiled shower pedestal wash hand basin set in vanity wall's part tiled. Separate W.C: low level w.c.

Outside: Immediately to the rear of the property is a patio with the remainder of the garden laid to lawn with trees and shrubs. The property enjoys privacy with high hedging. To the front: the garden is laid to lawn with flowering borders, off street parking for 2 vehicles. Garage.

Council Tax band: G

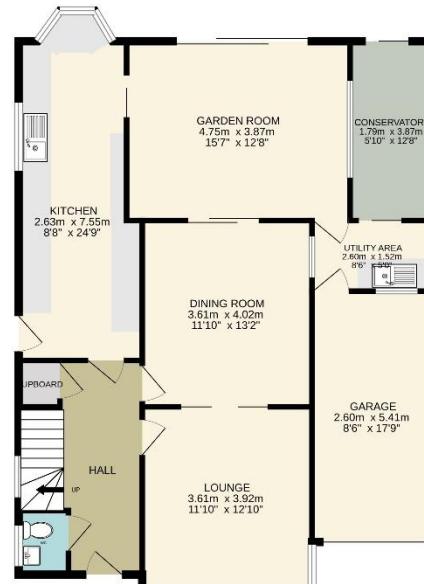
EPC= C (72)

**Asking Price Offers in the region of £895,000 Freehold**



**MICHAEL  
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Ground floor  
101.7 sq.m. (1095 sq.ft.) approx.



1st floor  
67.9 sq.m. (731 sq.ft.) approx.

TOTAL FLOOR AREA: 169.7 sq.m. (1827 sq.ft.) approx.  
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.