



36 POUND LANE, EPSOM KT19 8SB

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A spacious Edwardian three-bedroom, 2 Bathroom character semi-detached property with off street parking located within a short walk of Epsom town centre and station.

Side door leads to hall: polished wood floor. Sitting Room: large bay window, polished Oak floor, Fireplace with tiled surround. Dining Room: polished Oak floor, understairs storage cupboard, door to refitted Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless-steel sink with drainer and mixer, four ring gas hob with extractor above, double oven below, space for fridge/freezer, plumbing for washing machine, space for breakfast table. Double doors to rear garden. Shower Room: fully tiled large walk-in shower, wash hand basin set in vanity unit, low level w.c., tiled splashbacks, walls part tiled.

From the Hallway staircase leads to First Floor Landing. Bedroom Two: fireplace, over stairs cupboard. Bedroom Three: fireplace sash window. Bathroom: panel enclosed bath, shower attachment, mixer tap, wash hand basin set in vanity unit, low level w.c., walls part tiled. Fully tiled walk-in shower with rain forest shower. Staircase to second floor. Bedroom 1, double door onto Juliet balcony. Large walk-in wardrobe with cupboards. En suite shower room, fully tiled walk-in shower, double wash handbasin set in vanity unit, low level W.C., walls part tiled.

Outside, immediately to the rear of the property is a decked area, the remainder of the garden is laid to lawn. To the front off street parking for 1-2 vehicles.

EPC=D Council Tax Band: E



**Offers invited in excess of £675,000 Freehold**



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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.