

Cromwells



The Glade, Epsom, KT17 2HL
£685,000

Cromwells are delighted to offer this 3 bedroom semi detached family home, with NO ONWARD CHAIN. The property is situated on a premium road, moments away from Stoneleigh Broadway with its selection of shops, restaurants, cafes, mainline station along with close proximity to Nonsuch Park and various highly regarded schools. Benefits include a bright dual aspect lounge/diner, spacious kitchen, 3 bedrooms, garden, garage and off-street parking. Opportunity for the new owners to modernise the property and extend STPP. Internal viewing is highly recommended to appreciate what this property has to offer.

No Onward Chain · Potential to Extend STPP ·
Off Street Parking & Garage · Located on a sought after Road

Porch -

Double glazed leaded light windows, doors, tiled floor, front door to:

Hallway -

Original wood flooring, radiator, understairs cupboard housing meters and storage, stairs to first floor landing, feature window to front, feature picture rail, door to:

Downstairs WC -

2 piece suite comprising a low level WC, wall mounted wash hand basin, part tiled walls.

Lounge/Diner - 24' 11" x 11' 8" (7.59m x 3.55m)

Double glazed leaded light bay window to front aspect, double glazed doors to garden, 2 radiators, fireplace with fitted storage.

Kitchen - 14' 4" x 12' 9" (4.37m x 3.88m)

Range of wall mounted units with matching cupboards and drawers below, roll top worksurfaces, inset 1.5 bowl stainless steel sink, integrated double oven and hob, integrated dishwasher, integrated fridge, radiator, double glazed window to side and rear, door to garden, door to:



Utility Room -

Work surfaces, radiator, wall mounted 'Worcester' boiler, space and plumbing for washing machine and tumble dryer, tiled floor, double glazed window to side aspect, door to:

Stairs to First Floor Landing -

Double glazed leaded light window to side aspect, loft access, door to:

Bedroom 1 - 15' 4" x 12' 10" (4.67m x 3.91m)

Double glazed leaded light window to front aspect, radiator, door to eaves storage.

Bedroom 2 - 12' 4" x 8' 10" (3.76m x 2.69m)

Double glazed window to rear aspect, radiator, range of fitted wardrobes.

Bedroom 3 - 11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed window to rear aspect, radiator, range of fitted wardrobes.

Bathroom -

Three piece suite comprising a panel-enclosed bath with shower overhead, low level WC, wall mounted wash hand basin, radiator, tiled walls, double glazed leaded light window to side aspect.

Rear Garden -

Fence enclosed, paved patio area, pond, outside tap, mature trees, shrubs and plants, mainly laid to lawn.

Front -

Crazy paved driveway providing off street parking, garage access.

Garage - 16' 2" x 8' 10" (4.92m x 2.69m)

Up and over door to front, power and lighting, gas meter, shelved storage and mezzanine level, double glazed door to garden



Council Tax - E
Tenure - Freehold

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Disclaimer

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

