



51 Chestnut Avenue, Epsom, Surrey KT19 0SY
Guide Price £625,000

A detached and spacious bungalow located close to Auriol Park and shops in a highly sought after road. The property is double glazed and includes: large (dining) hallway, lounge, conservatory, kitchen, three double bedrooms, family bathroom and en-suite shower room. Outside there is a landscaped rear patio and garden of 100ft, detached garage and off street parking to the front of property.

Covered Entrance

Outside light and oak front door.

Entrance Lobby

Double glazed window to side and further door to:

Dining Hallway

Covered radiator, wood effect panelled walls, loft hatch with access to roof space and boiler, plate rail, second radiator, laminate wood floor.



Lounge

14'6 x 12'6 (4.42m x 3.81m)

Fireplace with fitted gas fire, two double glazed porthole style windows, picture rail, radiator, wall light points, laminate wood floor.



Conservatory

11'10 x 10'0 (3.61m x 3.05m)

Double glazed surrounding windows and patio doors to garden, tiled floor.



Kitchen

11'10 x 9'10 (3.61m x 3.00m)

Laminate wood floor, double glazed front window and door to side, work surfaces with base and wall units, sink and drainer, fitted dishwasher, integral washing machine, inset gas hob with extractor above and oven below, breakfast bar, radiator, fitted fridge.



Bedroom One

11'2 x 9'4 (3.40m x 2.84m)

Double glazed windows to front, laminate wood floor, fitted wardrobes, radiator.



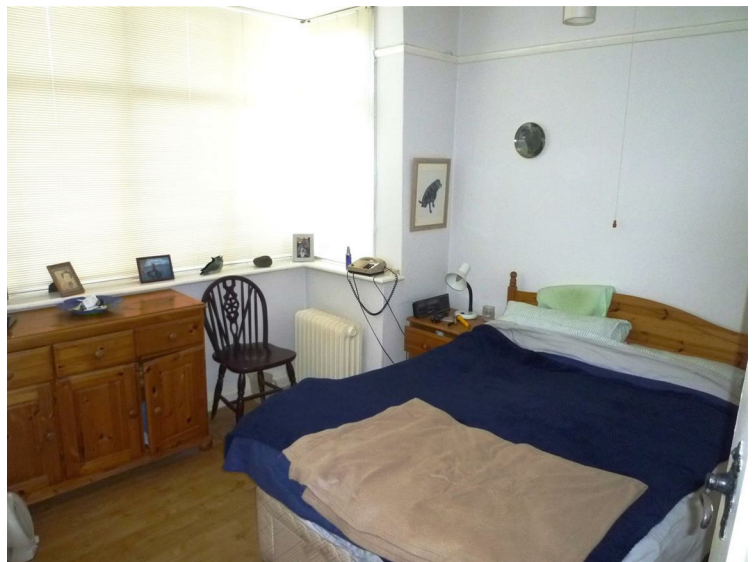
En-Suite

Shower cubicle, pedestal wash hand basin, wc, double glazed window.

Bedroom Two

11'11 x 11'10 (3.63m x 3.61m)

Double glazed windows to rear, laminate wood floor, radiator.



Bathroom

Tiled walls and tiled floor, panel enclosed bath, wash hand basin, double glazed window, heated towel rail.



Bedroom Three

11'8 x 10'8 (3.56m x 3.25m)

Double glazed side windows, laminate wood floor, radiator, fitted wardrobes.



Separate WC

Radiator, double glazed window, wc, tiled floor.

Rear Garden

Patio area to side and rear, side access to property, mainly lawned garden approximately 100ft, variety of trees and shrub borders.



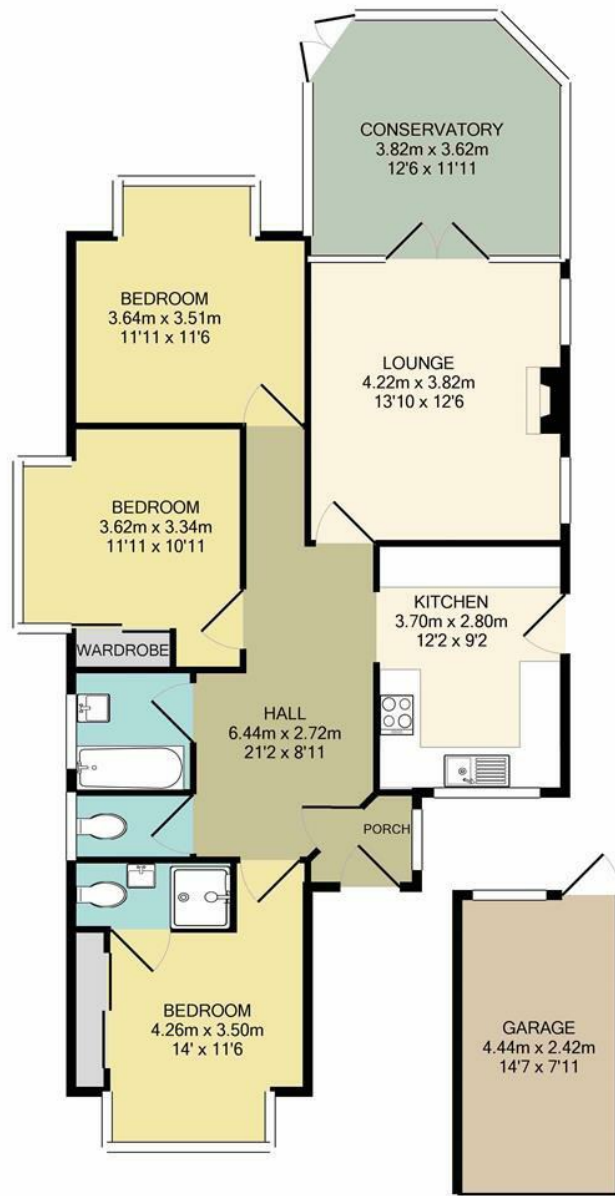
Alternate View



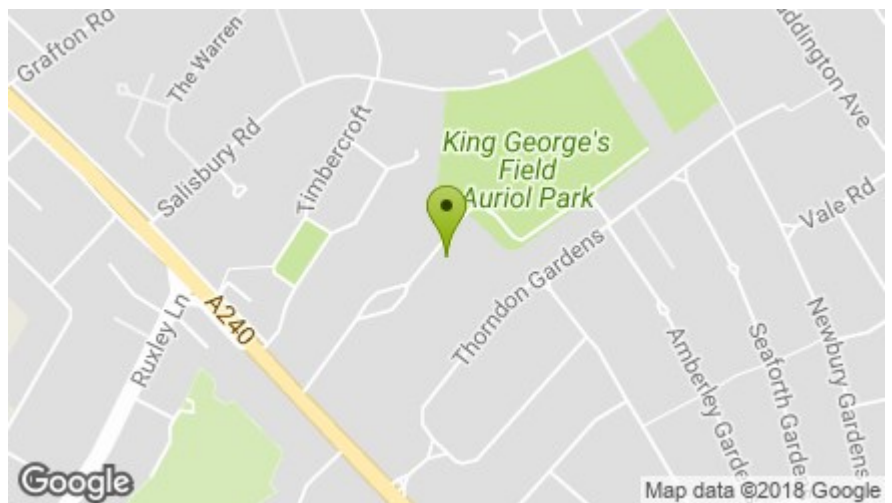
Garage and Parking

14'0 x 7'10 (4.27m x 2.39m)

Up/over door, power points and lighting. There is also further off street parking on own driveway to the front of property.



Total Approx. Floor Area 106.4 Sq.M. (1146 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
39	
England & Wales	EU Directive 2002/91/EC

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