

Harvester Road, Epsom, KT19 9DQ

£520,000

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this well presented and well-proportioned semi-detached house. The property has been neutrally decorated throughout. The property comprises; entrance hallway leading to attractive and spacious kitchen/dining room with appliances which gives direct access to a sunny private garden. The garden also has side access with storage outhouse. To the first floor are the three bedrooms, along with the family bathroom/W.C. Further benefits with additional spacious and light reception room. Epsom high street has a variety of shops, Epsom Playhouse which offers a wide range of entertainment, The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym. There is also a variety of local schools Blenheim High, Glyn, Southfield Park Primary, Epsom Primary. Ewell west station admit 15 min walk Epsom station about 20 min walk.

Semi Detached House

Three good size bedrooms

Side Access

Modern Bathroom

Garden

Excellent school catchment

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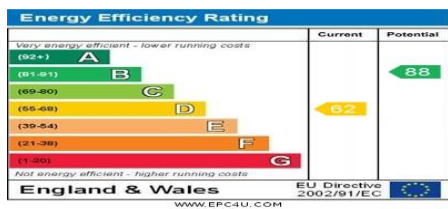


Tenure:

Council Tax: D

Local Authority:

EPC Rating: D



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.