



6 Nimbus Road

, Epsom, KT19 9BJ

Asking Price £525,000



Thomas & May is delighted to bring to the market this three bedroom semi detached family home with room to extend STTP. Located within one mile of Ewell West Station and close to local schools and amenities, this well proportioned house offers a lounge, open plan kitchen/dining room, conservatory, three first floor bedrooms with fitted wardrobes, family bathroom and a separate wc. The property benefits from a good sized rear garden.



Entrance

Double glazed porch leading to wooden front door.

Hall

Radiator, power point, cupboard housing fuse board, understairs storage cupboard, doors leading to:

Lounge 12'10" x 12'6" (3.92 x 3.82)

Front aspect double glazed windows, feature fire place with gas fire, radiator, power points, TV aerial point, double doors leading to dining room/kitchen.

Open Plan Kitchen/Dining room 19'6" x 12'9" (5.95 x 3.9)

Kitchen Area:

Side aspect double glazed window, double glazed door opening on to rear garden, range of wall and base units, roll edge work top, one and a half bowl sink, space for oven with extractor over, space for fridge/freezer, space and plumbing for washing machine, integrated dishwasher, boiler, part tiled walls, power points, wood effect flooring.

Dining Area:

Rear aspect window, double glazed French doors opening into conservatory, radiator, power points, continuation of wood effect flooring.

Conservatory 10'1" x 9'11" (3.08 x 3.04)

Double glazed conservatory with French doors opening on to rear garden, radiator, power points.

Stairs

Leading to:

First Floor Landing

Which has side aspect double glazed window, airing cupboard, hatch giving access to part boarded loft via loft ladder, doors to:

Bedroom 1 12'10" x 11'8" (3.92 x 3.57)

Front aspect double glazed window, built-in wardrobes, radiator, power points.

Bedroom 2 12'10" x 10'7" (3.92 x 3.25)

Rear aspect double glazed window, built-in wardrobe, radiator, power points.

Bedroom 3 7'10" x 7'5" (2.4 x 2.27)

Front aspect double glazed window, built-in wardrobes, radiator, power points.

Bathroom

Rear aspect double glazed frosted window, two piece suite comprising vanity unit with inset sink and mixer tap, panel enclosed bath with dual headed shower and shower screen, radiator, tiled walls.

WC

Side aspect double glazed frosted window, low level wc, part tiled walls.

Outside

Front

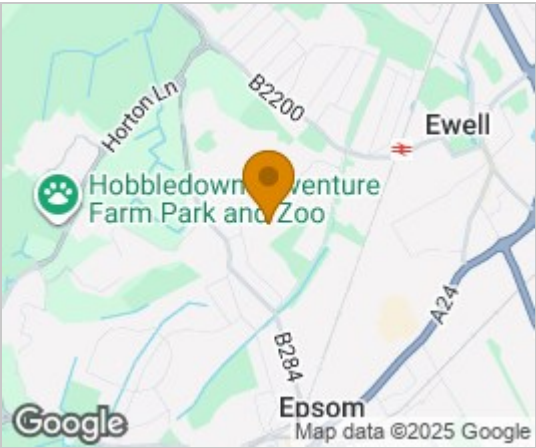
Crazy paved path leading to front door and side gate, laid mainly to lawn with mature shrub borders, outside lights.

Rear

Wall and fence enclosed rear garden, laid mainly to lawn with mature shrub borders, patio area, gate giving side access, potting shed, further brick built garden outbuilding, outside tap.

Council Tax Band D

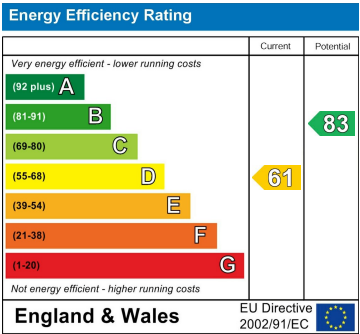
Area Map



Floor Plans



Energy Efficiency Graph



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