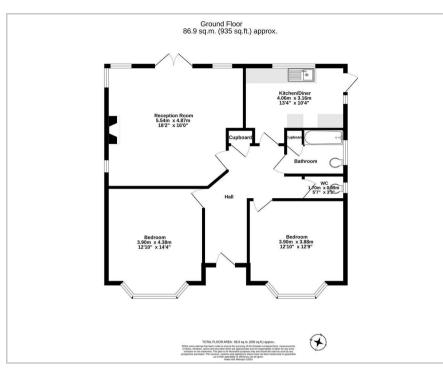
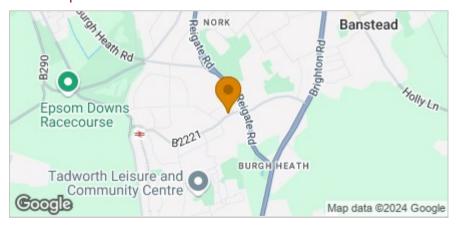


### Floor Plan



### Area Map



#### Accommodation

- Detached bungalow
- Located in Epsom Downs
- In need of completely refurbishing
- Would suit buyers that are Cash or need a very small mortgage
- Huge potential to create a much larger home (stpp)
- Vacant
- 128 ft rear garden
- Epc rating E

# Viewing

Please contact our Ewell Village Office on 02083937275 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 71        |
| (55-68)                                     | 53      |           |
| (39-54)                                     |         |           |
| (21-38)                                     |         |           |
| (1-20)                                      | 3       |           |
| Not energy efficient - higher running costs | _       |           |







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.