



31 Oakmead Green, Epsom, KT18 7JS
Asking price £360,000

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NO CHAIN - NEW HEATING SYSTEM - MODERN SHOWER ROOM

A recently decorated semi-detached bungalow, located in a beautifully maintained development for the over 60's on the borders of Ashted and Epsom.

Well proportioned accommodation delivers an entrance hallway, L shaped living/dining room, fitted kitchen with ample eye and base level storage cupboards/work surfaces and space and plumbing for a washing machine or dishwasher, should you prefer. An inner vestibule gives way to the principle bedroom with fitted wardrobes, a modern fitted shower room and a good size second bedroom.

Outside there is a private patio area, which leads onto the manicured communal gardens and the residents parking.

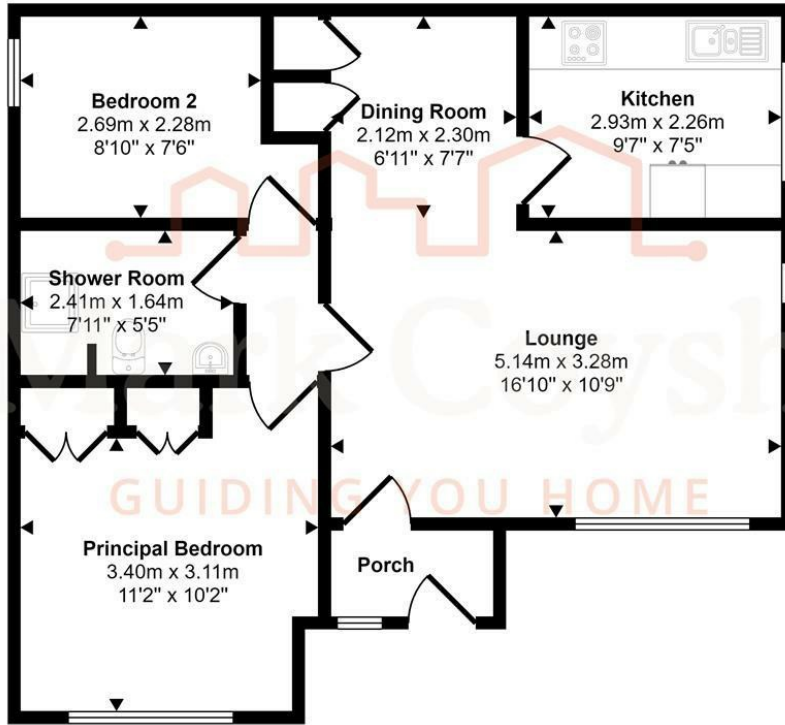
Further noteworthy benefits include a newly fitted hot water system, a warden on site and a communal utility room and lounge for arranged activities with your fellow neighbours.

Oakmead Green is only a short car or bus ride (bus stop directly outside the development) from Ashted Village and Epsom Town, where there are an array of shopping facilities, doctors, dentists, gyms, clubs for hobbying, restaurants, bars, coffee shops and places of worship. Epsom Mainline Station is also within easy reach and there is a vast road network leading in and out of London.





Approx Gross Internal Area
59 sq m / 634 sq ft



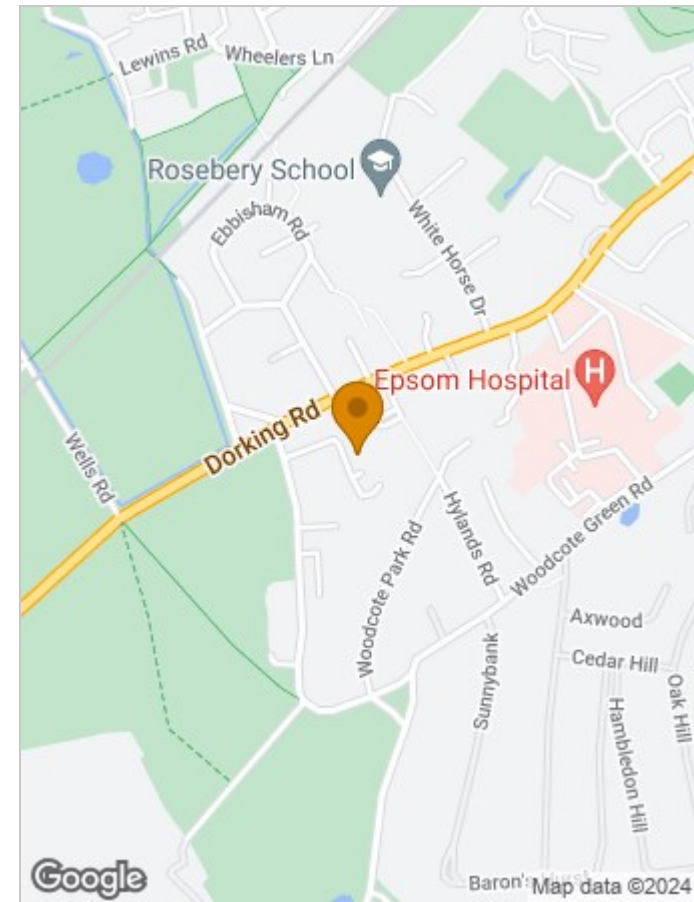
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	90
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(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	
England & Wales	
EU Directive 2002/91/EC	

Tel: 01372 303703

Email: guide@markcoysh.co.uk