



3 Melton Fields

Epsom, KT19 9QH

Guide price £240,000



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## 3 Melton Fields Epsom, KT19 9QH

Watson Homes are delighted to offer this spacious one double bedroom ground floor apartment, nestled away in a popular modern cul-de-sac location. The property benefits from a 14ft lounge/diner, a modern kitchen and bathroom as well as allocated parking.

Melton Fields provides the perfect balance for someone seeking a highly convenient location blended with a quiet and tucked away position. The property is within a short walk of local amenities and with Epsom town centre and Ewell West Zone 6 railway station just 0.5 of a mile away, a better positioned property for commuting and the practical aspects of day to day life would be a struggle to find.

### Accommodation

Security entry phone system and door to..

Communal entrance

Wooden front door to..

Spacious entrance hall

Fitted carpet, wall mounted entry phone, large storage cupboard with fitted shelving, further storage cupboard housing hot water tank, wall mounted Wi-Fi assisted radiator.







**Lounge/diner**  
UPVC double glazed window to front aspect, fitted carpet, coved ceiling, wall mounted Wi-Fi assisted radiator.

**Kitchen**  
Range of fitted wooden wall units with matching cupboards and drawers below, granite effect roll top work surfaces with inlaid 1 & 1/2 bowl, stainless steel sink and chrome mixer tap, space for cooker with extractor fan above, space for tall standing fridge/freezer, space and plumbing for dishwasher and washing machine, tiled splashback, UPVC double glazed window to side aspect.

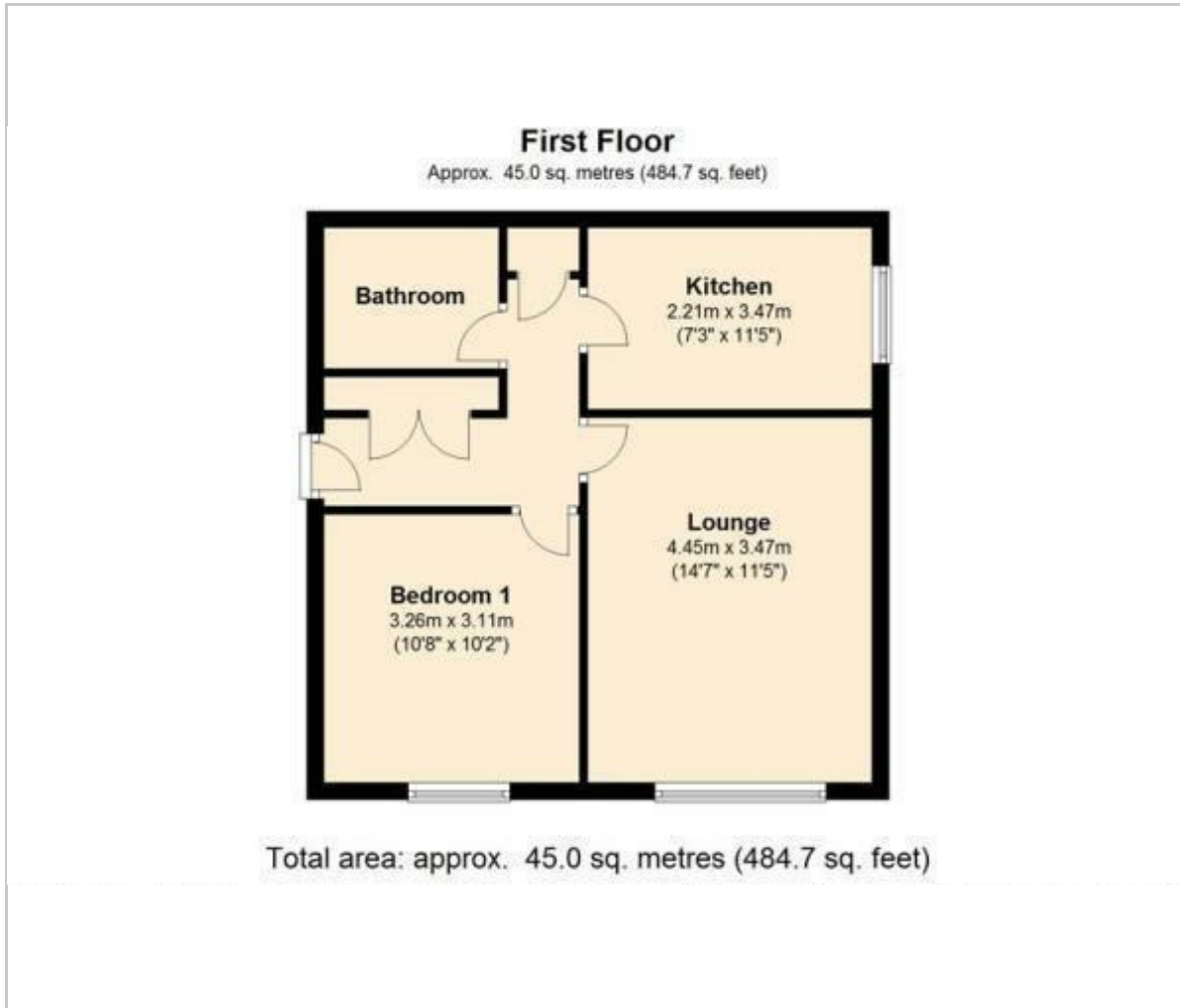
**Bedroom**  
UPVC double glazed window to front aspect, fitted carpet, coved ceiling, wall mounted Wi-Fi assisted radiator.

**Bathroom**  
Modern suite comprising panel enclosed bath with chrome mixer tap and thermostatic power shower above, pedestal wash hand basin with chrome taps, low-level pushbutton flush WC, wall mounted Wi-Fi assisted radiator, herringbone wood effect flooring, extractor fan.

**Outside**  
Well kept communal grounds and allocated parking



## Floor Plan

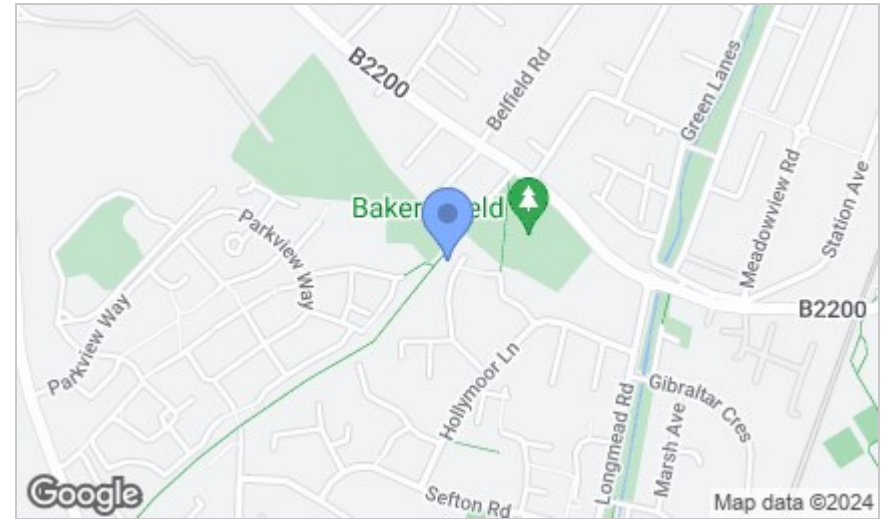


## Viewing


Please contact our Watson Homes Carshalton Beeches Office on 020 4537 3222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

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