



4a Elm Way, Epsom, Surrey KT19 0HB

Offers Invited £499,950

A Town House style property located in highly sought after Ewell Court close to parkland and offered for sale in excellent condition throughout. The accommodation is arranged over three floors and includes: lounge, open plan modern kitchen, downstairs cloakroom, dining room, three bedrooms and family bathroom. Outside there is a landscaped garden with decked patio area, garage to the front and off street parking for two cars.

Entrance Hallway

Laminate wood floor, stairs to first floor.

Lounge

19'2" x 9'8" (5.86 x 2.96)

Double glazed window, two radiators, down lights, under stairs cupboard.



Alternate View



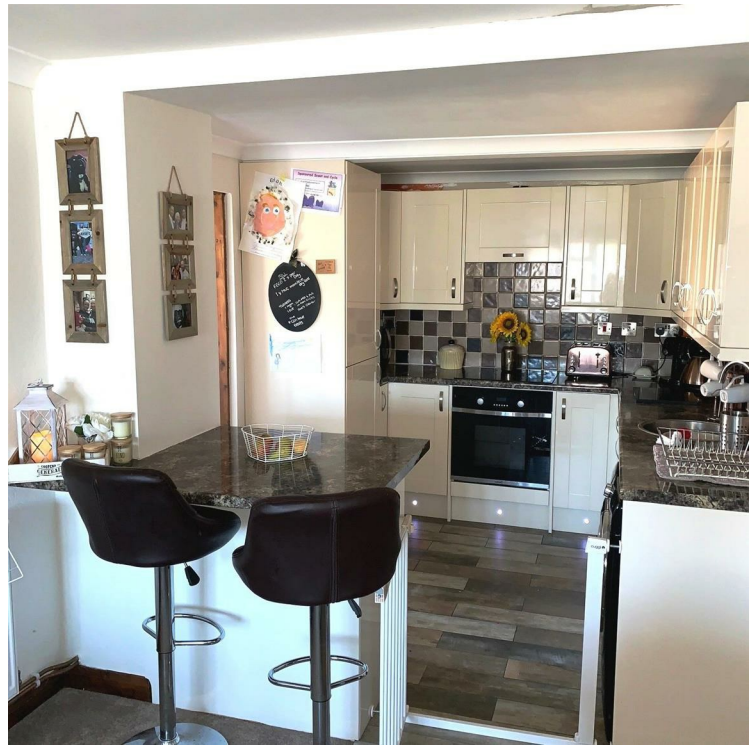
Downstairs Cloakroom

Tiled floor and part tiled walls, wc, wash hand basin, radiator, built in cupboard.

Kitchen

8'8" x 8'1" (2.65 x 2.48)

Open plan from lounge, work surfaces with white gloss base and wall units, cupboard housing 3 year old gas boiler, inset electric hob with oven below, part tiled walls, inset sink unit, space for washing machine, integral dishwasher, fitted fridge/freezer, breakfast bar.



Dining Room

8'10" x 8'9" (2.71 x 2.69)

Laminate wood floor, radiator, double glazed doors to garden.



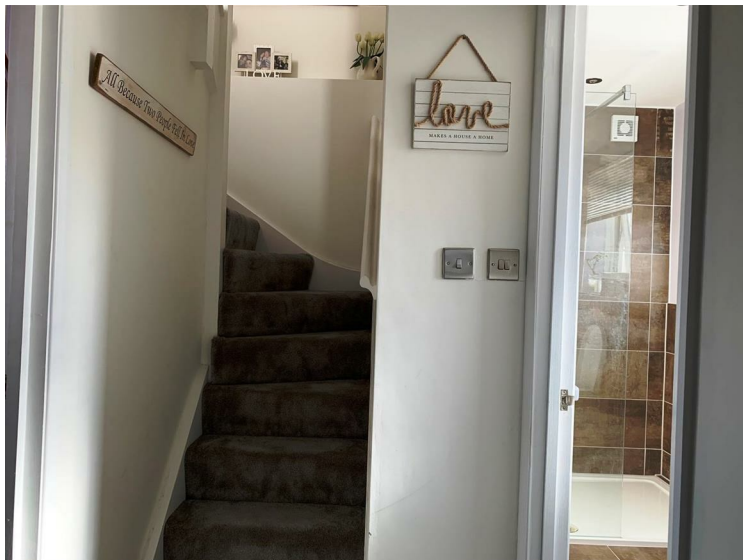
Alternate View



Bedroom Three
 8'8" x 8'6" (2.66 x 2.60)
 Double glazed window, radiator.



First Floor Landing
 Stairs to second floor and doors to:



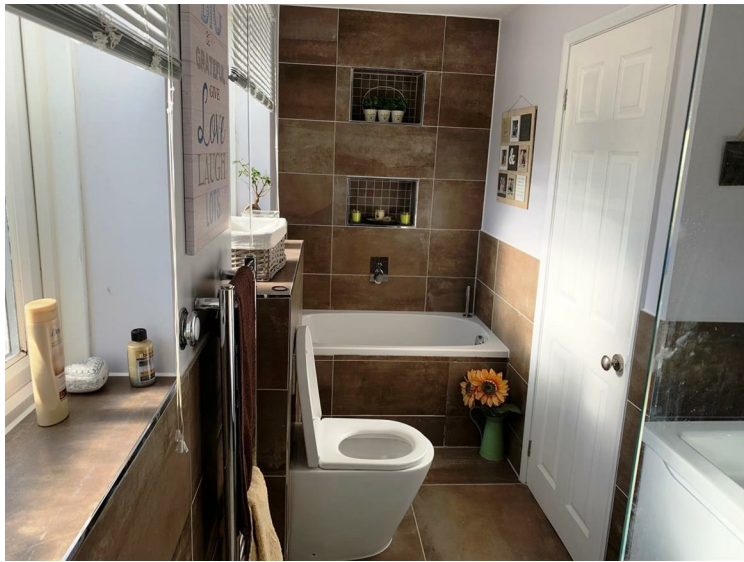
Bedroom Two
 10'10" x 9'9" (3.32 x 2.98)
 Double glazed window, radiator, built in wardrobes.



Bathroom
 12'2" x 5'2" (3.71 x 1.60)
 Tiled floor and part tiled walls, heated towel rail, walk-in shower, wash hand basin, wc, panel enclosed bath, two double glazed windows.



Alternate View



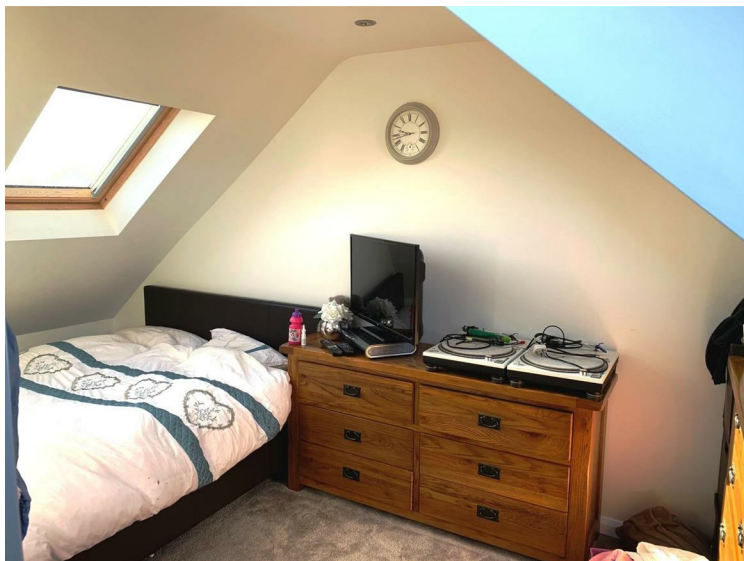
Bedroom One

15'1" x 10'5" (4.60 x 3.18)

Velux style windows, built in cupboards, sloping ceiling, accessed from second floor landing.



Alternate View



Garden

Timber garden shed, decked patio area, raised (artificial) lawn edged with flower and shrub borders, side access.

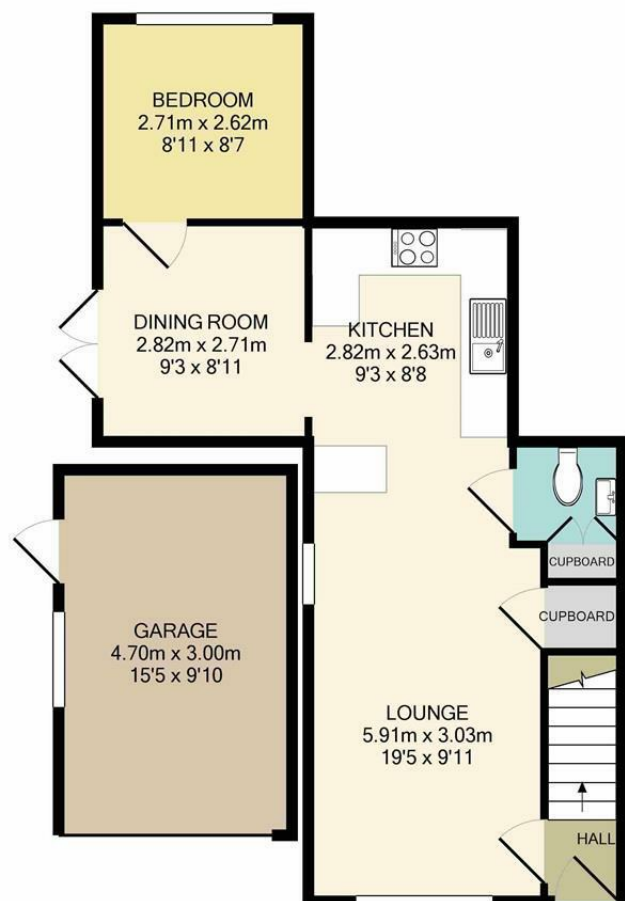


Alternate View

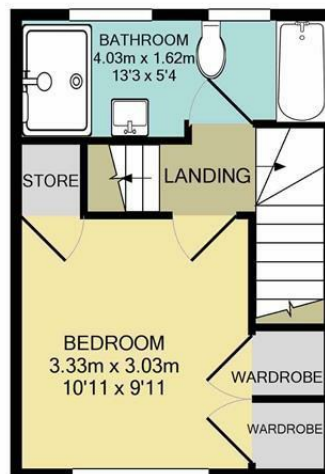


Garage and Parking

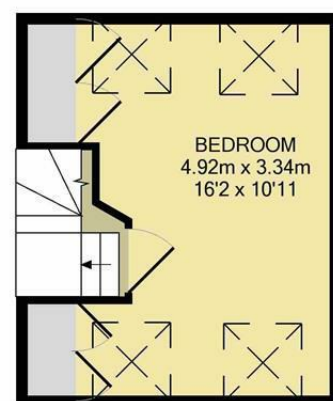
Garage to side of house with power points and lighting. Off street parking for two cars on front driveway.



Ground Floor
Approx. Floor
Area 60.1 Sq.M.
(647 Sq.Ft.)



1st Floor
Approx. Floor
Area 23.8 Sq.M.
(256 Sq.Ft.)

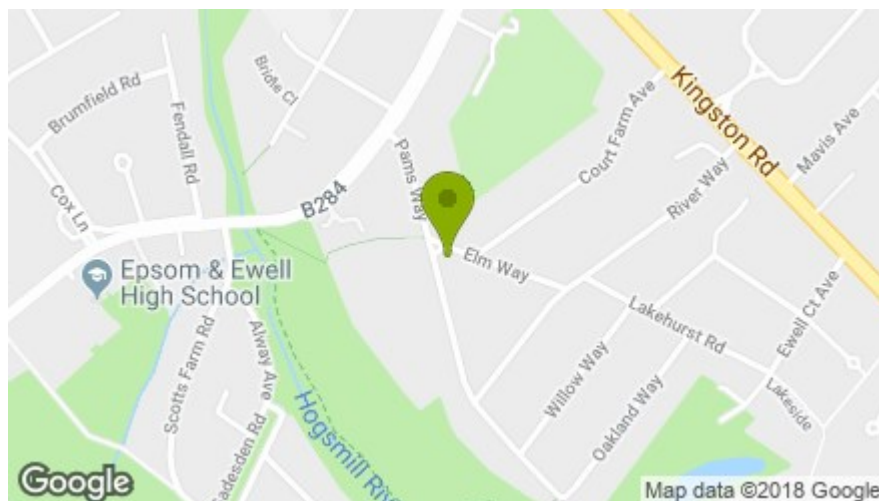


2nd Floor
Approx. Floor
Area 19.8 Sq.M.
(213 Sq.Ft.)

Total Approx. Floor Area 103.7 Sq.M. (1116 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | |
|---|-------------------------|
| 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 | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| 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 |



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