



ANDREWS CLOSE EPSOM KT17 4EX

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A two bedroom Victorian semi-detached property in this highly sought after College area of Epsom within a short walk of the town centre and station. The property has the benefit of no onward chain and does require modernisation.

Pathway leads to front door to Entrance Hall. Sitting Room: large bay window, Victorian style fireplace with shelving to either side, picture rail, two wall light points, exposed wood flooring. Dining Room: Victorian style fireplace with tiled hearth, deep understairs storage cupboard, covered cornice to ceiling, built in cupboard with shelving above. Kitchen: range of eye level units, cupboards and drawers below, gas cooker, single stainless steel sink unit with tiled splashback, door to side access to rear garden. Utility Room: pedestal wash hand basin, walls half tiled. Separate W.C.

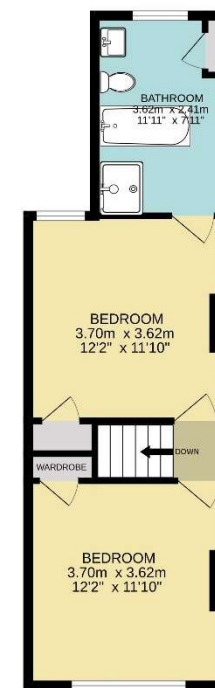
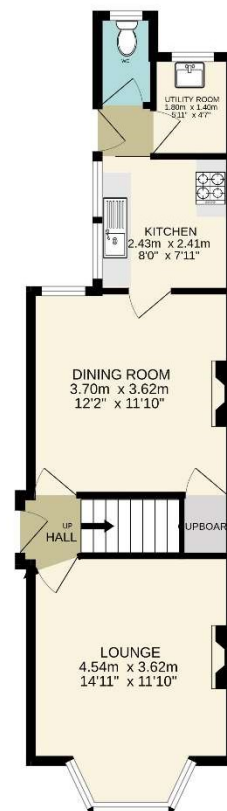
From the Hallway stairs lead to First Floor Landing. Bedroom One: over stairs storage cupboard, picture rail, Victorian style fireplace with inset tiling, door to Bedroom Two: access to loft, over stairs storage, door to Bathroom: panel enclosed bath, shower cubicle, wall mounted wash hand basin, low level w.c., walls part fully tiled.

Outside: Immediately to the rear of the property is a pathway through to lawned areas with shrubs and flowering borders. Front Garden: small flower bed.

EPC=E

Council Tax Band: D (2023/24 = £2,205.25)

**Asking Price £499,950 Freehold**



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.