



HAWTHORNE PLACE EPSOM KT17 4AA

MICHAEL EVERETT & Co

... A Moving Experience

A modern two bedroom mid terrace house with double glazing and gas central heating within a short walk of Epsom town centre and station. The property has the benefit of off street parking and garage with no onward chain.

Part glazed door leads to Entrance Porch: door to Sitting Room: newly fitted carpet, open plan stairs to first floor, door to Kitchen: comprehensive range of white high gloss eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, four ring electric hob with concealed extractor above and oven below, washing machine, wall mounted boiler, walls part tiled in modern ceramics, personal door to rear garden.

From the Sitting Room staircase leads to First Floor Landing. Bedroom One: window overlooking front garden. Bedroom Two: fitted cupboard. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., walls part fully tiled with matching border, ladder back heated chrome towel rail, ceiling downlighters.

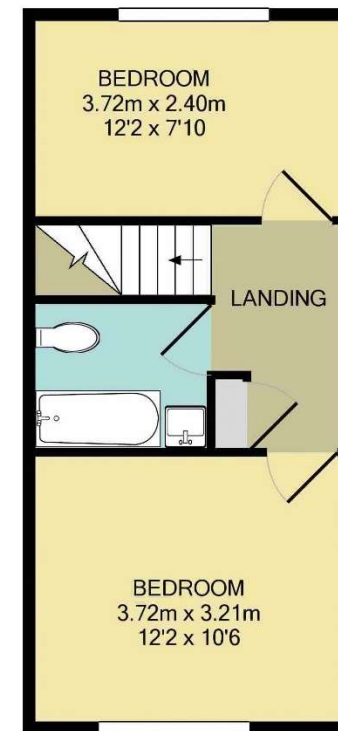
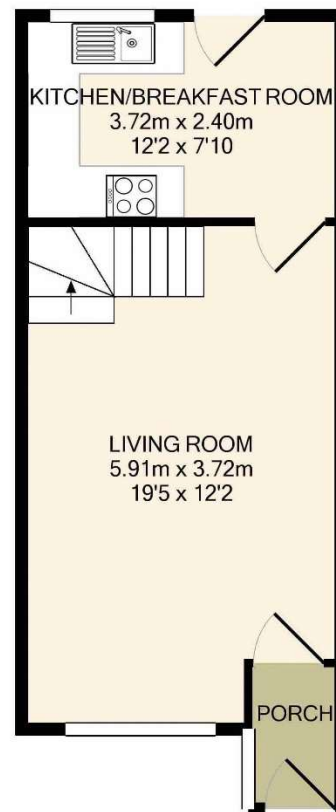
Outside: Immediately to the rear of the property the garden is paved and well screened to all sides. To the front: Off street parking. Garage in block.

EPC=C

Council Tax Band: D (£2,308.24 for 2024/25)

Asking Price £425,000 Freehold

Note: Under the terms of the Estate Agents Act we declare that the owner of this property is an employee/relation/partner of Michael Everett & Company



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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.