



MICHAEL EVERETT & Co

... A Moving Experience

FIRSWOOD AVENUE EPSOM KT19 0PU

A character 1930's style semi-detached chalet property situated on a bold corner plot which offers plenty of potential for a large extension to provide five bedrooms, three bathrooms and extra ground floor accommodation. Planning permission has already been granted and further information can be provided upon request.

Accommodation and amenities

Entrance Hall • Sitting Room • Dining Room • Conservatory
• Fitted Kitchen • Three Bedrooms • Bathroom • South
Westerly Facing Rear Garden • Off Street Parking • Double
Garage • Gas Central Heating • New Air Conditioning Units
to 2 Bedrooms & Sitting/Dining Room • Large Walk In Eaves
Storage • Security Cameras and Alarm System •

The property is conveniently situated close to the local shops, restaurants and amenities at Stoneleigh Broadway and Ewell village. The mainline railway at Stoneleigh also provides regular trains to London Waterloo and the M25 and A3 are only a short drive providing access to central London and both Heathrow and Gatwick Airports. The area also boasts an excellent range of local schools.





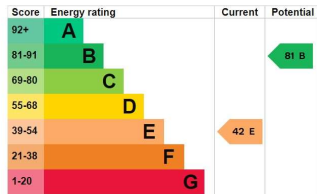
Pathway leads to Sheltered Entrance Porch: Front door to Entrance Hall: coved cornice to ceiling. Sitting Room: large bay window, air conditioning, feature fireplace with polished wood surround and inset granite hearth and polished wood effect flooring, wide opening through to Dining Room: understairs storage cupboard, coved cornice to ceiling, polished wood effect flooring, double sliding doors onto Conservatory: ceramic tiled floor, doors onto patio and garden beyond. Bedroom Three: oriel bay, coved cornice to ceiling, polished wood effect flooring. Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, four ring gas hob, wall mounted 4 year old boiler, plumbing for washing machine, space for fridge/freezer, walls fully tiled, window overlooking rear garden, coved cornice to ceiling. Bathroom: panel enclosed bath, shower attachment, mixer taps, pedestal wash hand basin, low level w.c., bidet, walls fully tiled with matching border, large window.

From the Hallway staircase leads to First Floor Landing: access to loft. Bedroom One: air conditioning, door to large walk-in eaves storage, built in wardrobes with mirrored front sliding doors, large bay window. Bedroom Two: large walk-in eaves storage cupboard, ceiling downlighters, air conditioning, coved cornice to ceiling, window overlooking rear garden, wood effect flooring.

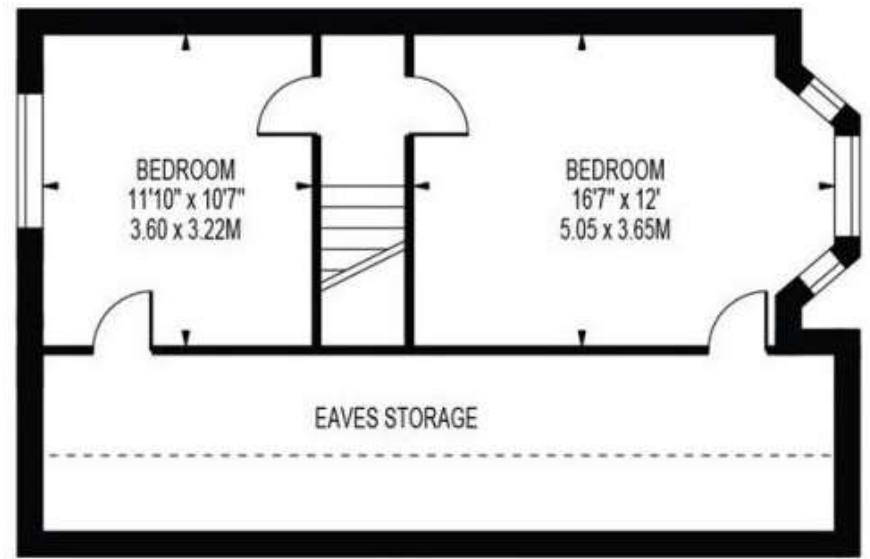
Outside: Immediately to the rear of the property is a patio with steps down to large private well established garden with apple trees, fig trees, good sized garden shed with pitched roof ideal for storage. The property sits on a bold corner plot which is slightly L-shaped and fans out to the rear. The plot is approximately a third of an acre. Front Garden: paved with herbaceous trees, off street parking for 4/5 vehicles. Large Detached Garage: electric up and over door.

Council Tax Band: E (£2,281.30 for 2024/25)

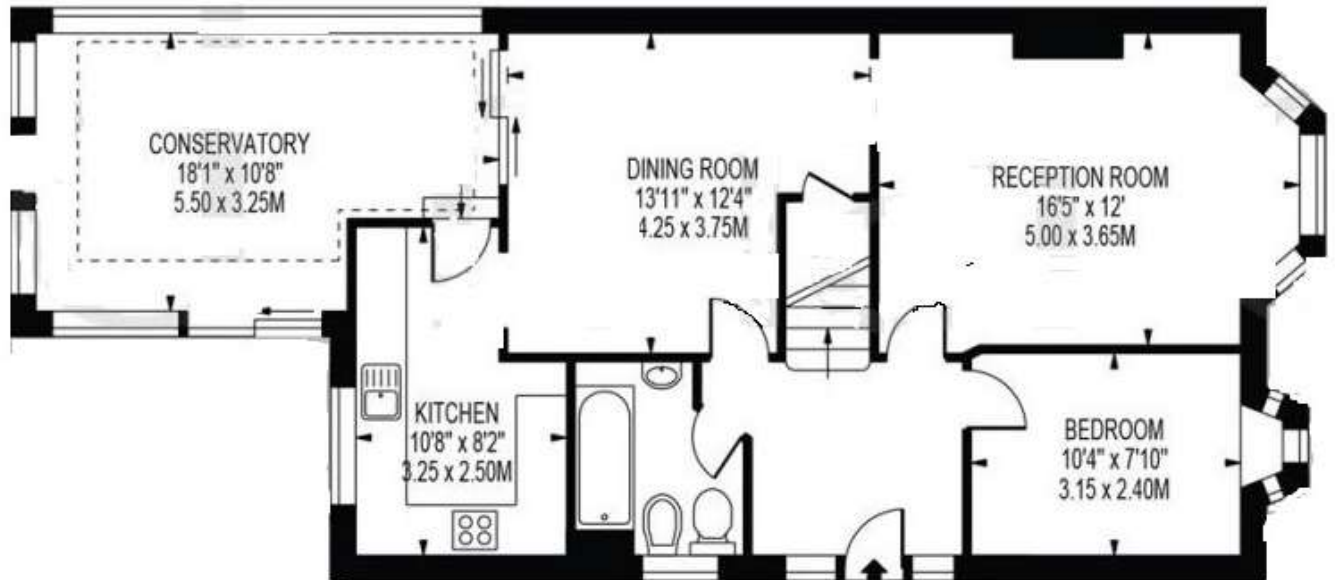
Asking Price £699,950 Freehold



The graph shows this property's current and potential energy rating.



FIRST FLOOR



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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.