



22 BEECH WAY, EPSOM, KT17 4NG

MICHAEL EVERETT & Co
... A Moving Experience

An extended two double bedroom, one reception room detached bungalow situated in the College area of Epsom with the benefit of no onward chain. The property has a good size Kitchen/diner, and to the front off street parking for 2 vehicles.

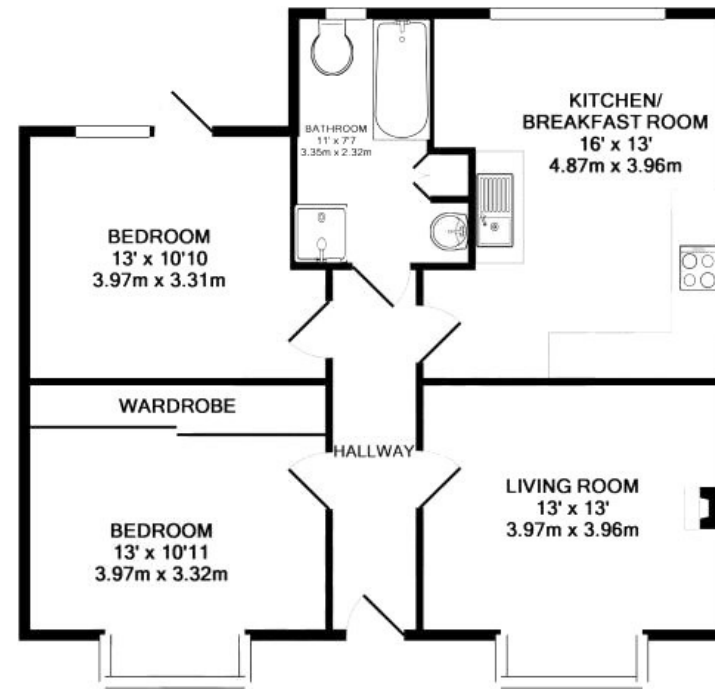
Part glazed front door. Entrance Hall; access to loft. Sitting Room: double glazed doors to patio and rear garden beyond. Spacious kitchen/diner: comprehensive range of light Oak eye level units with cupboards and drawers below, four ring gas cooker with stainless steel extractor above, double stainless steel sink unit with mixer tap, space for fridge and freezer, wall mounted boiler, wall's part tiled, plumbing for washing machine, window overlooking rear garden. Bedroom One: coved cornice to ceiling, wide bay window, range of fitted wardrobes with sliding doors. Bedroom Two: bay window. Refitted Bath/Shower Room: Walk in fully tiled shower, panel enclosed bath, low level w.c., wash hand basin set in vanity unit, walls fully tiled, ladder back heated towel rail.

Outside: Immediately to the rear of the property is a patio with the garden laid to lawn, garden shed, further raised patio area. To the front of the property the garden is paved with off street parking for 2 vehicles.

EPC: D

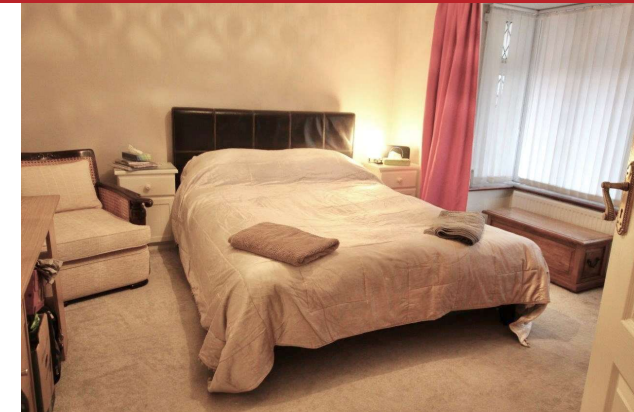
Council Tax Band: D (£2,308.24 for 2024/25)

Asking Price £539,950 Freehold



TOTAL APPROX. FLOOR AREA 772 SQ.FT. (71.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: epsom@michael-everett.co.uk www.michael-everett.co.uk

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.