



15 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.

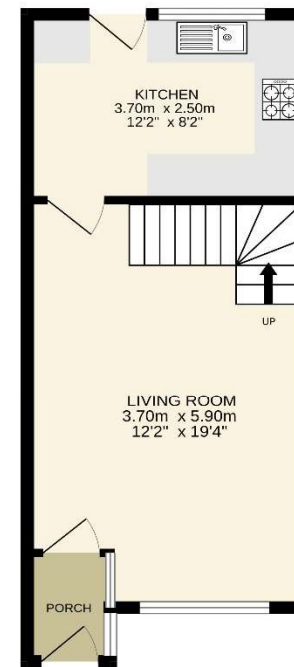
Part glazed door leads to Entrance Porch: door to spacious Sitting Room: open plan stairs to first floor, door to Kitchen: comprehensive range of eye level units with cupboards and drawers below, single stainless steel sink unit with mixer taps and drainer, electric hob with extractor above and oven below, space for 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 with shower, wash hand basin, low level w.c., walls part fully tiled, ladder back heated chrome towel rail, ceiling downlighters.

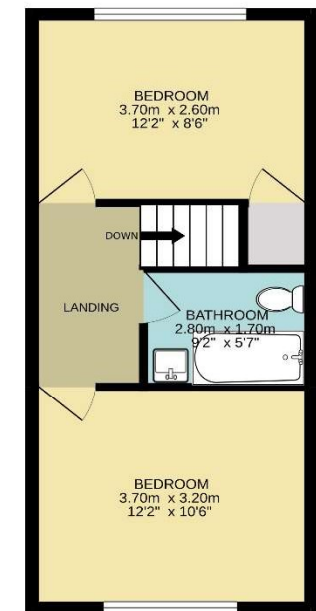
Outside: Immediately to the rear of the property the garden is astroturfed and well screened to all sides. To the front: Off street parking.

EPC=C

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



Ground floor  
32.6 sq.m. (350 sq.ft.) approx.



1st floor  
31.7 sq.m. (341 sq.ft.) approx.

TOTAL FLOOR AREA: 64.3 sq.m. (692 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2024

**Asking Price £425,000 Freehold**



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

Tel: 01372 724477 Email: [epsom@michael-everett.co.uk](mailto:epsom@michael-everett.co.uk) [www.michael-everett.co.uk](http://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.