



36 BEACONSFIELD PLACE EPSOM KT17 4BD

**MICHAEL EVERETT & Co**

*... A Moving Experience*



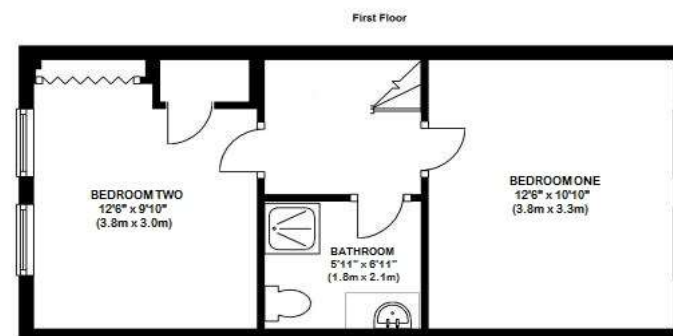
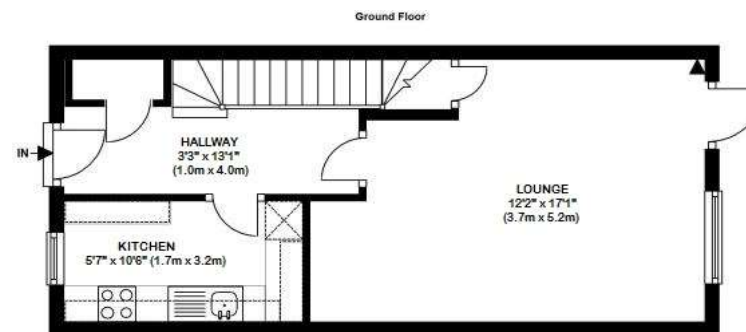
A modern two bedroom end of terrace Georgian style property with sitting room, walled garden, two parking spaces, situated in this extremely popular location within a short walk of Epsom Town Centre and Station. The property is offered to the market with no onward chain and the benefit of a cul-de-sac location.

Pathway leads to Porch: outside light, Front Door. Hallway: coved cornice to ceiling. Cloakroom: low level w.c., wall mounted wash hand basin, tiled splashback. Sitting Room (being 'L' shaped): coved cornice to ceiling, deep understairs storage cupboard, personal door to patio and rear garden. Kitchen: comprehensive range of eye level units with cupboards and drawers below, electric cooker point, plumbing for dishwasher, single stainless steel sink unit, space for fridge, breakfast bar, cupboard concealing boiler, walls part tiled.

From the Hallway, staircase with open balustrading leads to First Floor Landing: access to loft. Bedroom One: double built in wardrobes with cupboard above and central dressing table, double windows overlooking rear garden. Bedroom Two: built-in cupboard, coved cornice to ceiling. Bathroom: panel enclosed bath, shower attachment mixer tap, wash hand basin set in vanity unit, low level w.c., walls half tiled.

Outside, immediately to the rear of the property is a patio with the remainder of the garden laid to lawn, walled garden with flowering borders. To the front, walled flowering garden beds with herbaceous shrubs, parking space, space for bins. EPC=D

**Asking Price £435,000 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.