



35 DELAPORTE CLOSE EPSOM KT17 4AF

**MICHAEL EVERETT & Co**

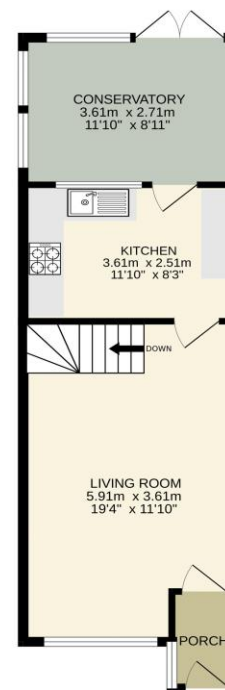
*... A Moving Experience*



A two bedroom end of terrace property with large reception room and conservatory with the benefit of one garage and one off street parking space. The property is situated within a ten minute walk of Epsom Station and Town Centre and is offered to the market with no onward chain.

Pathway leads to Front Door. Lobby with door to Lounge/Diner. Wood effect flooring, ceiling downlighters, coved cornice to ceiling. Kitchen: range of eye-level units with cupboards and drawers below, four ring gas hob, gas cooker with stainless steel extractor fan, plumbing for washing machine, space fridge freezer, plumbing for dishwasher. Door through to Conservatory. Slate floor and doors on to patio and rear garden. From the Hallway, exposed wood staircase leads to First Floor Landing. Bedroom One: overlooking front garden with ceiling downlighters. Bedroom Two: Overstairs cupboard. Family Bathroom: panel enclosed bath, shower attachment mixer tap, pedestal wash hand basin, low level w.c., walls part tiled, ceramic tiled floor, chrome ladder back heated towel rail.

Outside to the rear of the property is a patio with retaining walls, garden shed, garden with astro turf lawn, side gate with access to rear. One garage. One parking space. Front garden laid to lawn.



Ground floor  
41.2 sq.m. (843 sq.ft.) approx.



1st floor  
30.8 sq.m. (327 sq.ft.) approx.

**Asking Price £430,000 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.