



44 CHRIST CHURCH MOUNT EPSOM KT19 8NB

MICHAEL EVERETT & Co

... A Moving Experience

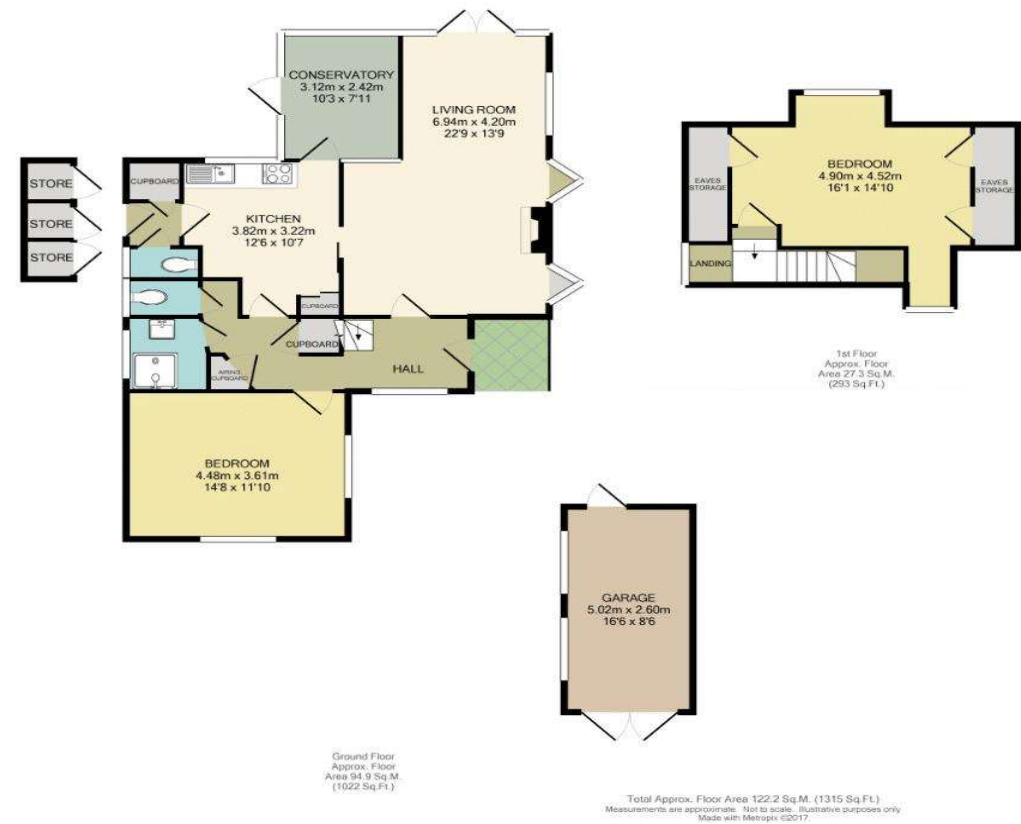
A two bedroom detached bungalow set on this beautiful plot in the sought after West Hill area of Epsom, within a walk of the Town Centre and Station, with enormous scope for extending with the usual planning permission. The property is offered to the market and with no onward chain.

Pathway leads to Entrance Porch: outside light, Oak Front Door. Hallway: understairs storage cupboard, airing cupboard with slatted shelves. Sitting Room: Claygate style fireplace with inset gas coal fire, double aspect, double casement doors onto patio and sun loggia, ornate coving to ceiling, ceiling rose. Door through to Kitchen/Breakfast Room: comprehensive range of eye level medium Oak units with cupboards and drawers below, gas cooker point, plumbing for washing machine, single stainless steel sink unit with mixer tap, space for fridge freezer, walls part tiled, larder. Inner Lobby. Cloakroom: low level W.C., fuse boxes, further larder, wall mounted boiler, half glazed door to side and rear garden. From the Kitchen, doorway through to Conservatory: door onto patio and rear garden. Bedroom Two: double aspect, coved cornice to ceiling. Bath Room: fully tiled, ceramic tiled floor, bath with Shower over, pedestal wash hand basin. Separate W.C: low level W.C.

From the hallway, staircase leads to First Floor: deep storage eaves cupboard. Master Bedroom: double aspect, deep wardrobe, window overlooking rear garden, further eaves storage cupboards.

Outside, immediately to the rear of the property is a patio with steps down to lawned area. The garden is a particular feature of the property having been well maintained with evergreens, fruit trees, herbaceous trees and shrubs, further patio area, Summer House. The garden is well screened to all sides. To the side of the bungalow are storage sheds with space for bins, access to front. The front garden is laid to lawn with flowering borders, Garage with double doors and off street parking.

EPC= E



Asking Price £985,000 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.