



**EXTENDED 3 BED SEMI**

**NO ONWARD CHAIN**

**DRIVEWAY FOR SEVERAL CARS**

**GARAGE/STUDIO TO REAR**

**60' REAR GARDEN WITH PLAYING**

**FIELDS TO REAR**

Christies Residential are pleased to offer for sale this extended 3 bedroom semi detached house in a sought after road, backing onto local playing fields. The property benefits from: no onward chain, enclosed porch, double glazing with fitted blinds, gas central heating, downstairs cloakroom, 18' fitted kitchen with appliances, 23' lounge open to 14' dining room, upstairs family shower room, driveway for several cars leading to garage with office to rear and 60' rear garden.

**Poplar Crescent, West Ewell,  
Surrey, KT19 9ER**

**£569,950**

#### Enclosed Porch

Via double glazed door. Dual aspect double glazed windows. Wood floor. Open to:

#### Entrance Hall

#### Cloakroom/WC

Via sliding doors. Obscure double glazed window. Matching vanity unit with inset wash hand basin & low level WC. Tiled walls & floor.

#### Lounge

23.7" X 12" (7.22m X 3.66m)

(Measured to widest point) Double glazed window with fitted blinds. Feature coal effect fireplace. Open to:

#### Dining Room

14.5" X 8.5" (4.42m X 2.59m)

Double glazed French doors to rear garden with fitted blinds. Serving hatch to kitchen.

#### Fitted Kitchen

18.6" X 8.8" (5.67m X 2.68m)

Dual aspect double glazed windows. Double glazed door to rear garden. Range of fitted wall and base units with inset sink. Cupboard housing 'Valiant' boiler. Built in 'Bosch' electric oven & 'Neff' ceramic hob with extractor over. Integrated 'Bosch' dishwasher & 'Bloomberg' washing machine. Freestanding up right fridge, upright freezer & tumble dryer. Laminate floor.

#### Landing

Obscure double glazed window. Loft access via pull down ladder.

#### Bedroom 1

12.1" X 9" (3.69m X 2.74m)

Double glazed window with fitted blind. Range of fitted wardrobes and dressing units.

#### Bedroom 2

10.3" X 8.4" (3.14m X 2.56m)

Double glazed window over looking rear garden with views over playing fields and fitted blind. Fitted wardrobes.

#### Bedroom 3

9.4" X 6.9" (2.87m X 2.1m)

Double glazed window with fitted blind. Over stairs cupboard.

#### Family Shower Room

6.8" X 6" (2.07m X 1.83m)

Obscure double glazed window with fitted blind. Matching suite comprising: walk in shower cubicle, vanity unit with inset wash hand basin & low level WC. (Large enough to add back a bath if preferred) Tiled walls with two fitted mirrors & a towel rail. Tiled floor. Heated towel rail.

#### Front Garden

Laid to lawn with flower borders. Side gates to rear garden.

#### Driveway

Block paved with off street parking for several cars.



Garage With Studio/Workshop To Rear  
Up & over door. Power & light. Personal door.

Rear Graden  
60' Approx , backing onto playing fields. Patio area. Laid to  
lawn with mature bushes. Second patio area to rear.

LOCAL AUTHORITY  
Epsom & Ewell Borough Council

COUNCIL TAX  
Tax Band D

TENURE  
Freehold





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Total area: approx. 1103 sq. metres (1187.1 sq. feet)

Please note that the floor plan is for information only and does not constitute an offer of any services or facilities.

#### IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.