

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

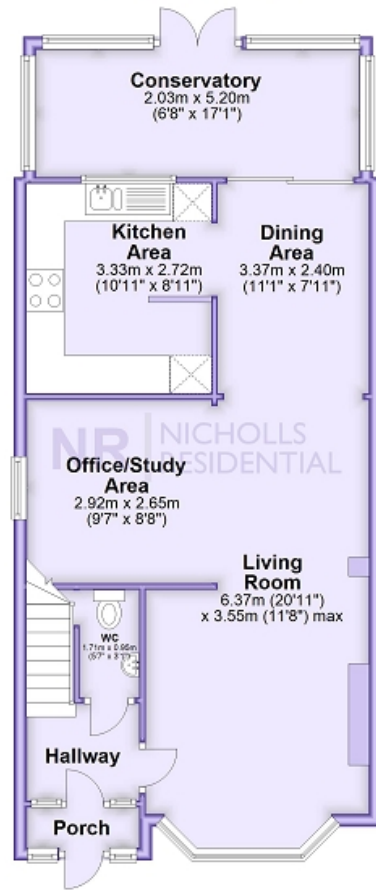
9 Poole Road, West Ewell, Surrey

- Extended Semi Detached house
- Three Bedrooms
- Large Through Lounge
- Office Area
- Kitchen Dining Room
- Conservatory
- Downstairs Cloakroom W.C
- Mature Rear Garden
- Off Road Parking

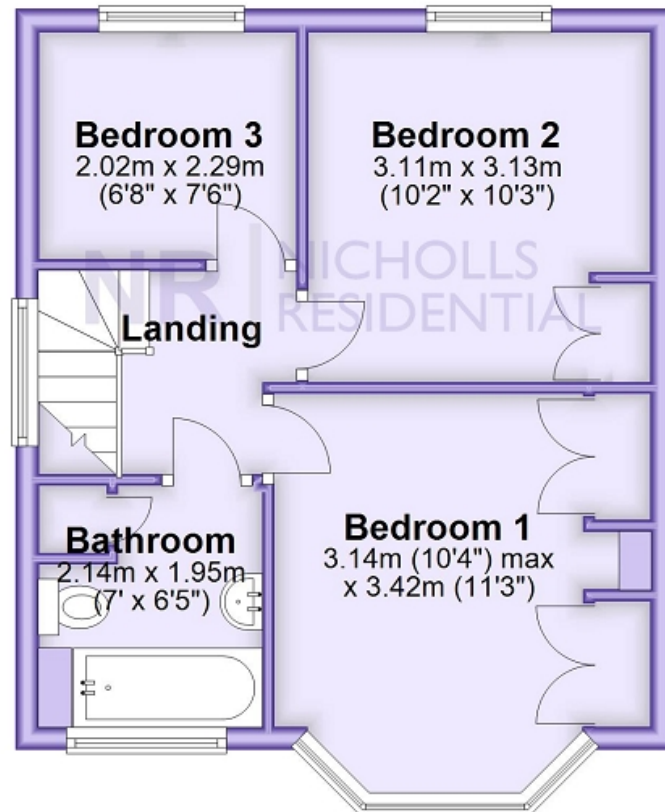
£515,000 Freehold



Ground Floor
Approx. 65.2 sq. metres (702.1 sq. feet)



First Floor
Approx. 34.9 sq. metres (375.8 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential is pleased to bring this extended three bedroom family home to the market. Situated in residential road in West Ewell close to several schools and the local shops. The accommodation comprises an entrance porch, cloakroom W.C, a large through lounge with an office area. Leading from the lounge is the kitchen dining room and a full width conservatory which over looks the picturesque garden to the rear. To the first floor there are three bedrooms , two doubles and a single, the main bedroom benefits from built in wardrobes. The bathroom is situated to the front and is fitted with a white 3pcs suite with a shower fitted over the bath. Outside to the rear there is paved patio area leading on the well stocked garden with deep filled borders with an array of flowers, plants and to both side the garden, a lawn area, tree and two timber sheds. To the front, the property benefits from a brick block hardstanding offering off road parking and a flower boarder. This property have a lot to offer and is one to see to appreciate what this property has to offer, call us to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

