

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

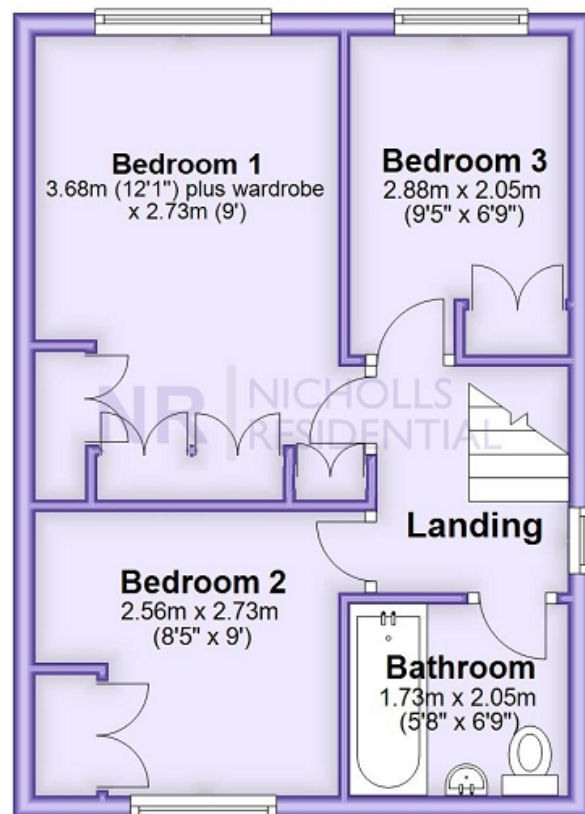
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

30 Poplar Crescent, West Ewell

- No Chain
- Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Extended Kitchen/Dining/Family Room
- Large Lounge
- Playroom / Home Office
- Off Street Parking
- Viewing Highly Recommended



First Floor
Approx. 33.3 sq. metres (358.2 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 are pleased to offer to the market this four bedroom semi detached house which is full of style and certainly has the "wow" factor. Located in the sought after cul-de-sac of Poplar Crescent this property is conveniently located for Ewell West Railway station, schools and local amenities.

The property has been extended to the side and rear and is superbly presented throughout and with the addition of the fabulous 22" x 23" open plan kitchen/dining/family room offers flexible modern day living. The kitchen is fitted with a wide range of wall and base units, integrated ovens, microwave and coffee machine, ample work surface, there is a large island with built in storage and breakfast seating area. This room is very bright and airy due to bi-folding doors and the addition of a skylight over the kitchen area. In addition to this beautifully decorated room, there is a large lounge situated to the front, across the hallway there is a home office / playroom. To the rear of the extended kitchen access can be gained to a shower room with WC and laundry cupboard. Set to the rear is bedroom four fitted with floor to ceiling built in wardrobes. To the first floor there are three further bedrooms, two doubles and a single, both of the double bedrooms have built-in wardrobes fitted, the bathroom is fully tiled and has a chrome towel radiator and a white 3pc suite with a shower over the bath. Outside to the rear there is a good size patio area leading out from the kitchen/family room with the garden being fenced all round and mainly laid to lawn with a few small trees planted and pedestrian side access. To the front this is brick block paved offering off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		83
B		
(69-80)	73	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

at this property has to offer.

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.

