

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 150 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 150 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

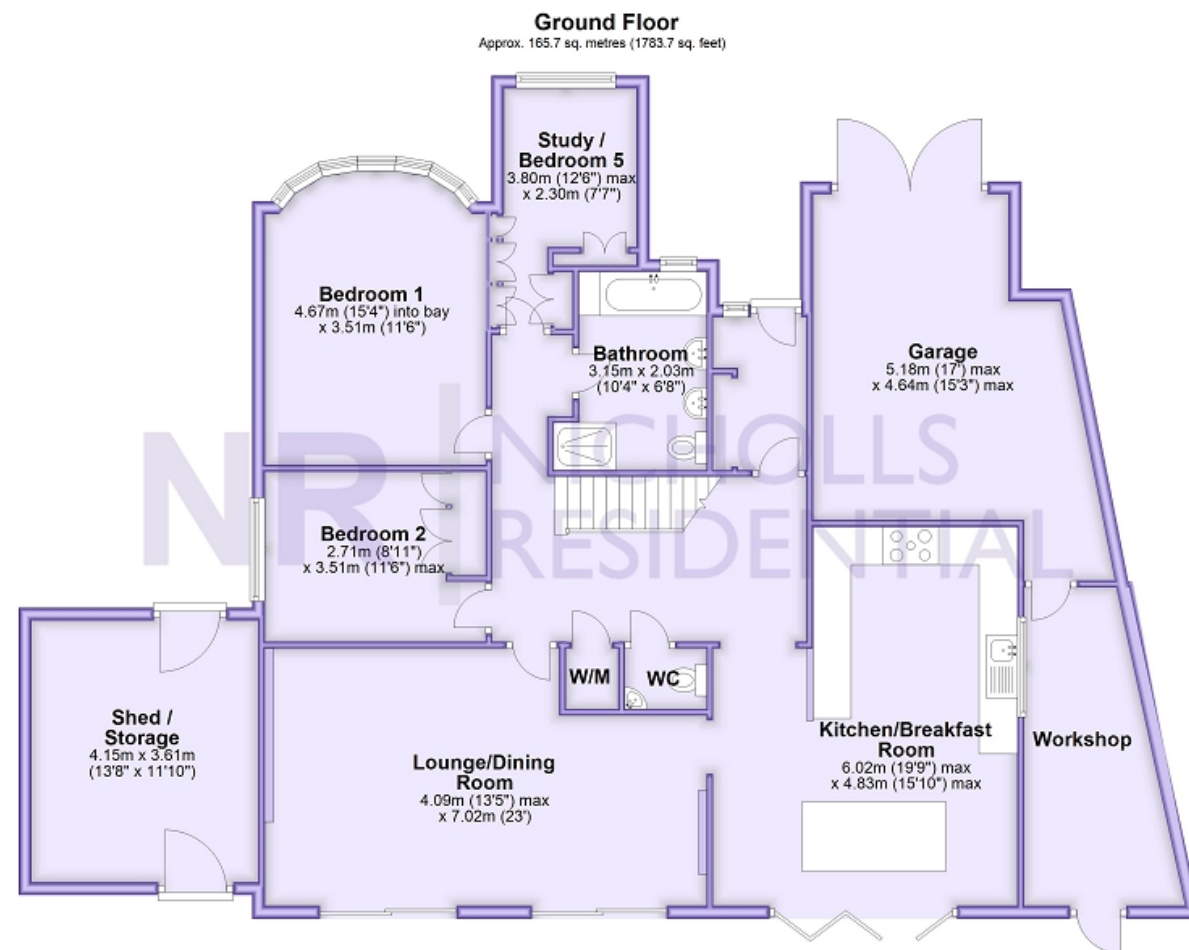
We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

173 Francis Close, Epsom, Surrey

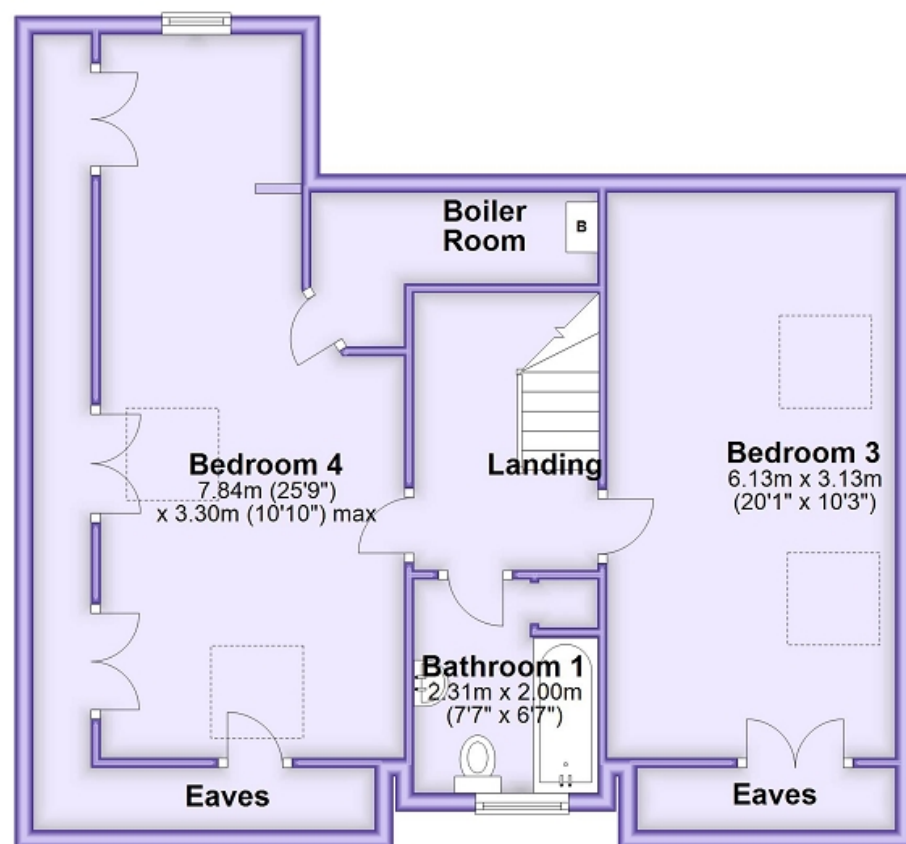


- Detached Chalet Bungalow
- Five Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Two Bathrooms
- Large Covered Patio Area
- Mature Private Rear Garden
- Off Road Parking

Guide Price
Guide Price £950,000
to £975,000 Freehold



First Floor
Approx. 68.2 sq. metres (733.7 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.

Guide Price - £950,000 to £975,000.. Nicholls Residential are delighted to offer to the market this substantial, impressive and stylish five bedroom detached Chalet Bungalow. The property has been in the possession of the current owners since the 1970's and has been developed, renovated and improved to a superb standard during that time and offers spacious, flexible and luxury living. Located in the corner of a highly desirable cul-de-sac, the property sits well on a good size plot. Ground floor accommodation consists of an entrance lobby leading through to a central hallway, a large, beautifully fitted, breakfast kitchen with a range of high quality floor and eye level cabinets, worktops, island/breakfast bar and fitted appliances, a very generous lounge/dining room with feature fireplace and log burner, three bedrooms (currently one is being used as an office) a cloakroom/WC and a contemporary luxury bathroom with separate bath and shower and double sink. The breakfast kitchen (via bi-fold doors) and lounge/dining room (via double sliding doors) have direct access to the rear garden and gives the property a real sense of 'bringing the outdoor in' and vice versa. Upstairs the property offers two further bedrooms, another stylish bathroom with shower over and a boiler/storage room. The property offers five bedrooms overall but the rooms lend themselves to other uses such as study/office/playroom/TV room/snug etc as required hence the flexible living.

To the side of the property on one side is a large storage shed and to the other is a useful workshop/utility and garage which is accessed both from the front and rear of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		81
(69-80)		
C		
(55-68)	65	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

the rear there is a very garden features lawns, (especially with the access to entertaining as well as

ned but would be fully ly is a wonderful, spacious, viewing.

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.

