

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.

4 Brumfield Road, West Ewell, Surrey

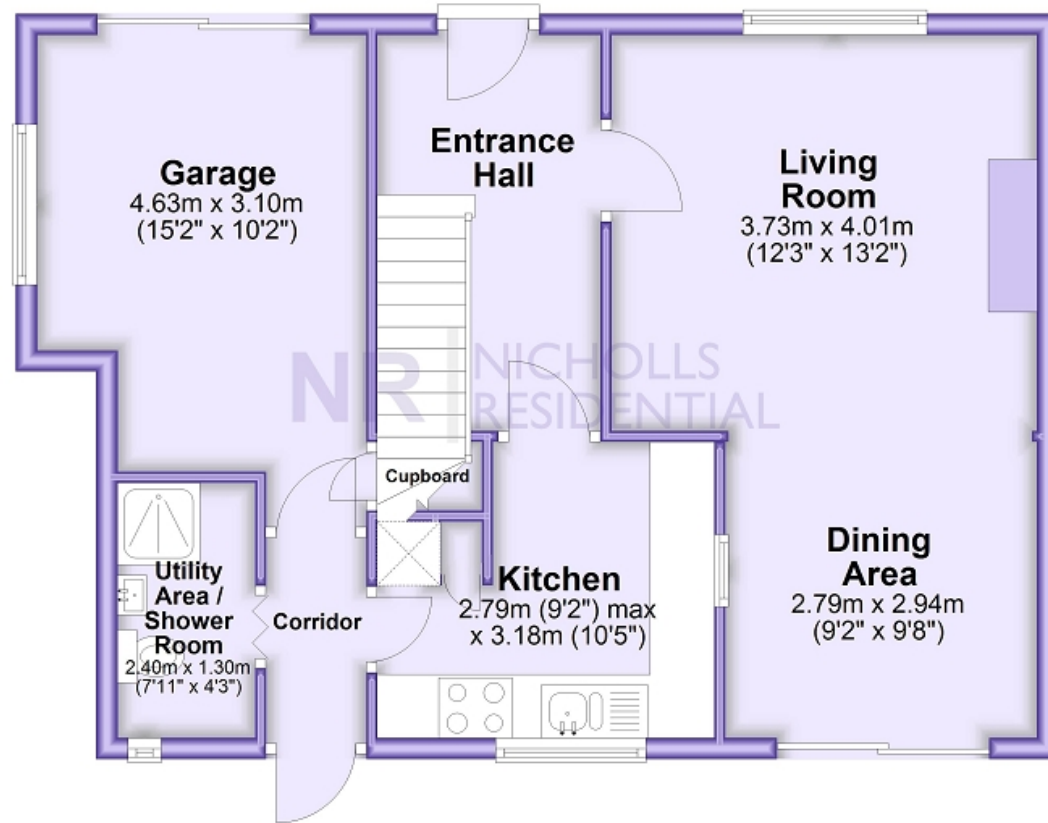


- Three Bedrooms
- End Of Terrace
- Garage
- Off Street Parking
- In Need of Modernisation

£519,950 Freehold

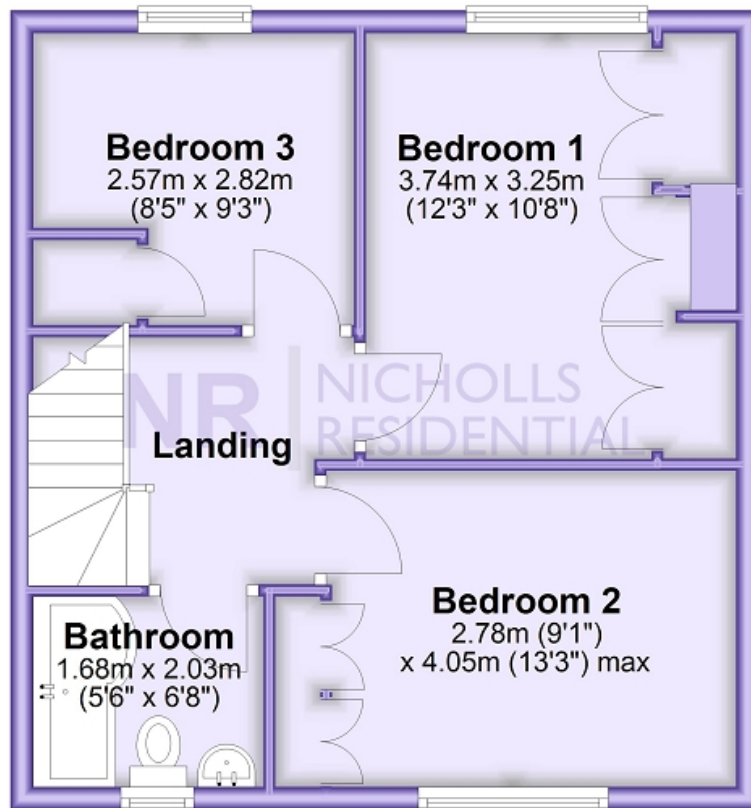
Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.2 sq. feet)

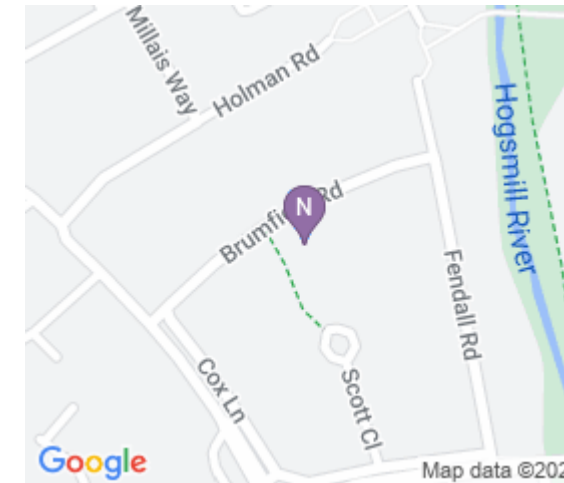


This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Nicholls Residential is delighted to bring this spacious three-bedroom family home to the market. The accommodation comprises of a good size entrance hall, a through lounge diner with the dining area overlooking the lovely rear garden. The kitchen is a good size with a range of worktops and floor and wall mounted units. There is a garage to the side and to the rear of the garage is a utility area with a shower, toilet and sink. Upstairs there are three bedrooms (two doubles) and a well fitted family bathroom with white suite and shower over.

Outside there are gardens to the front and rear. The charming rear garden is laid mainly to lawn and benefits from having a shed and sun house. To the front there is a lawn and driveway giving off-road parking. The property further benefits from gas fired central heating and double glazing.

This property is presented in good condition but would benefit from some modernisation. Subject to the usual planning permissions the property offers scope to extend to the rear and side. The successful buyer will have a real opportunity to put their own stamp on this excellent family home. Contact Nicholls Residential to book your viewing today!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(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.

