

Larkspur Way  
West Ewell  
Surrey  
KT19 9LS

£325,000



- Purpose Built Maisonette
- First Floor
- Long Lease Remaining
- Two Double Bedrooms
- Lounge Dining Room
- Garage in Block
- Viewing Highly Recommended

**Ref: PRB11083**

**Viewing Instructions: Strictly By Appointment Only**

159 - 161 High Street  
Epsom KT19 8EW  
Tel: 01372 730 111

442 Hook Road  
Chessington KT9 1NA  
Tel: 020 8391 1110

216 Chessington Road  
West Ewell KT19 9XA  
Tel: 020 8786 7879

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VAT 985 8778 28

## General Description

Guide Price: £325,000 to £335,000. Nicholls Residential are delighted to bring to the market this spacious and light first floor two double bedroom maisonette well located at the end of a popular cul-de-sac. Set in the desirable West Ewell area the accommodation consists of a central hall, a large lounge/dining room, a good size well fitted kitchen, a contemporary bathroom with shower over and two double bedrooms. The main bedroom has a range of built-in wardrobes and the other a single built-in. The property also has a private rear garden and a garage en-bloc which are major 'plus points' and also benefits further from double glazing and gas fired central heating. The property is well presented and viewing is highly recommended to fully appreciate the space on offer and the quality of location. Contact Nicholls Residential to book your viewing.

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## Accommodation

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Lounge/Dining Room (16' 7" x 10' 11") or (5.06m x 3.34m)



Kitchen (9' 9" x 10' 5") or (2.97m x 3.18m)



Bedroom 1 (14' 6" x 8' 11") or (4.41m x 2.73m)



Bedroom 2 (11' 8" x 12' 6") or (3.55m x 3.80m)

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Bathroom (6' 3" x 5' 7") or (1.91m x 1.70m)

### Floor Plan Disclaimer:-

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.

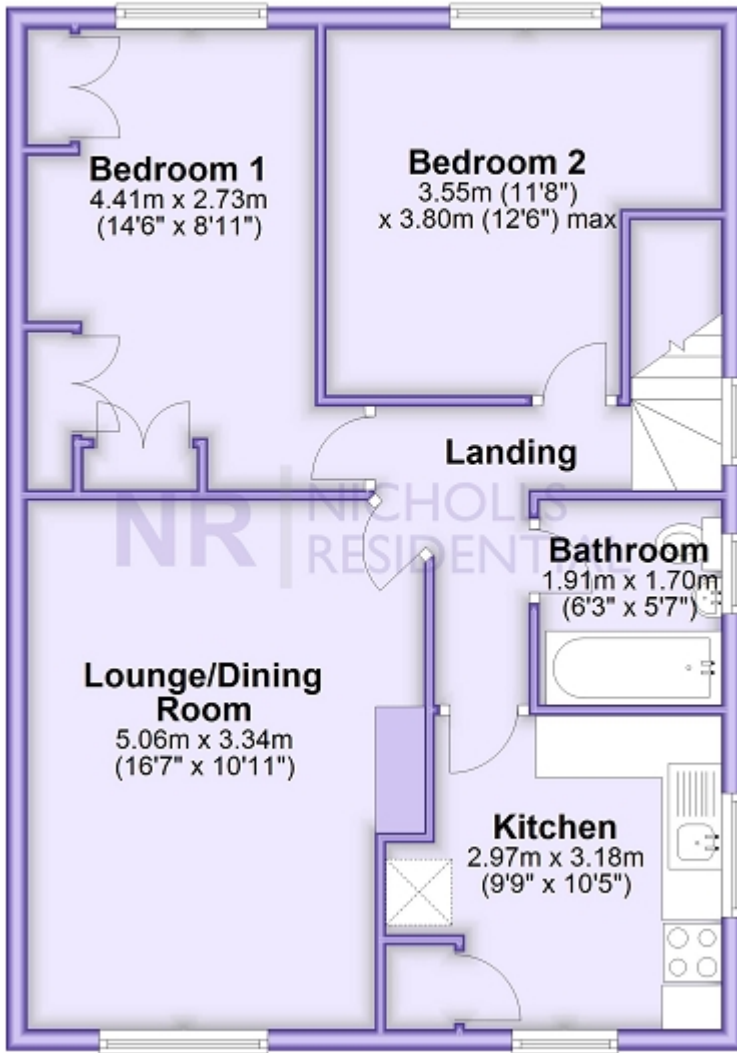
### Leasehold Disclaimer:-

The information that we supply in relation to the lease details, service charges, ground rent and tenure are given in good faith and to the best of our knowledge. All information should be checked and clarified by the acting solicitor carrying out conveyancing in the case of a purchase.




# First Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*