

### 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.

## 3 Shawford Road, West Ewell

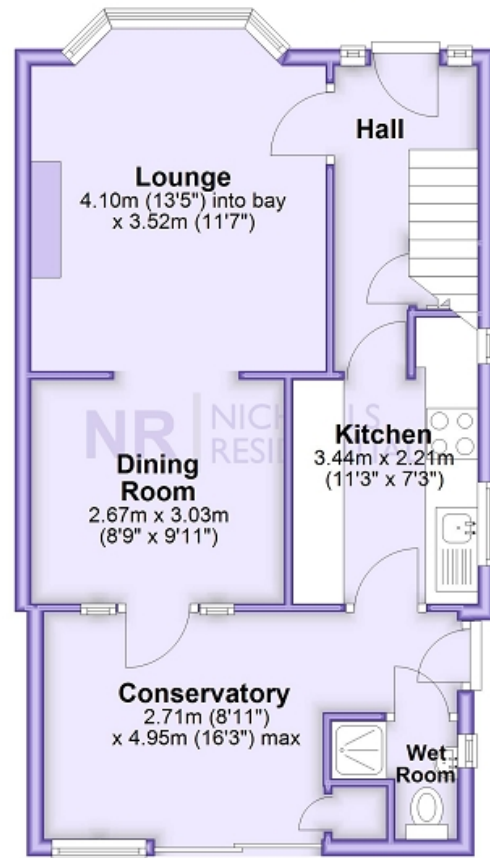
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Wet Room with WC
- Detached Garage
- Covered Car Port
- Potential To Extend

**£550,000 Freehold**



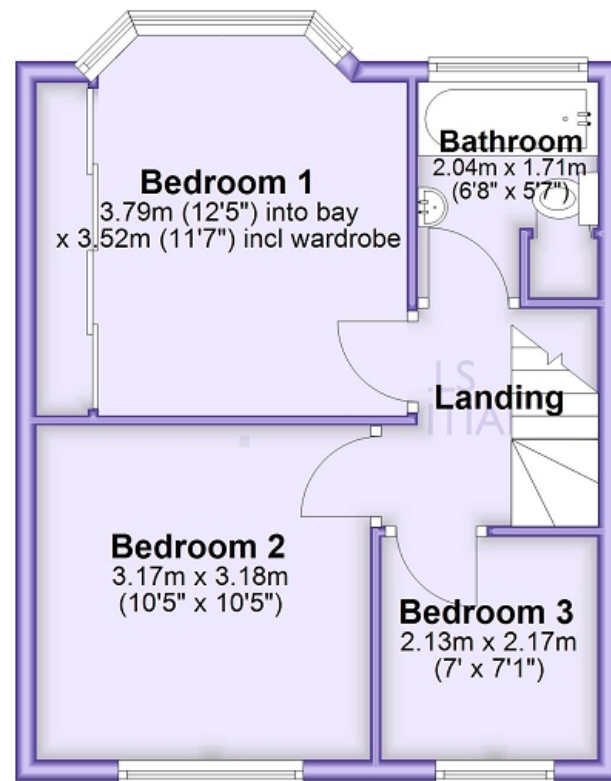
### Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



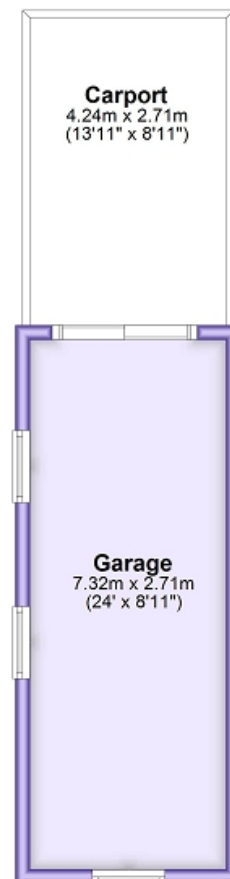
### First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 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 three bedroom semi-detached house. The property is situated in a popular residential area close to Hogsmill Nature Reserve, Three local schools (junior & senior) and with local shops and transport links by bus to Kingston and Epsom and by Train Ewell West to London Waterloo are close by. To the ground floor the property consists of a lounge fitted with a mahogany bookshelf and storage cupboard situated to the front with a squared arch leading to the dining room and the conservatory set to the rear. The kitchen is modern and fitted with wall and base units with space and plumbing for appliances. The conservatory has double glazed sliding doors opening onto the rear garden, side access door, completing this floor there is modern wet room with w/c. To the first floor there are three bedrooms and the family bathroom, the loft is boarded with power & lighting and is accessed via a bespoke pull down ladder. Outside the secluded rear garden is south-west facing is mainly laid to lawn with shrubs, established apple trees and flower borders, green house and timber shed. To the side there is a paved drive leading to a covered carport with ample parking for 2 or 3 cars and long detached garage which benefits with power and lighting. The front garden is tiered with steps leading up the front door. Other benefits include gas central heating, double glazed windows and doors, this property also has the potential to extend. Call to arrange your appointment to view.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 89        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 55                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| 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.

