

## 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.

## 46 West Hill, Epsom, Surrey

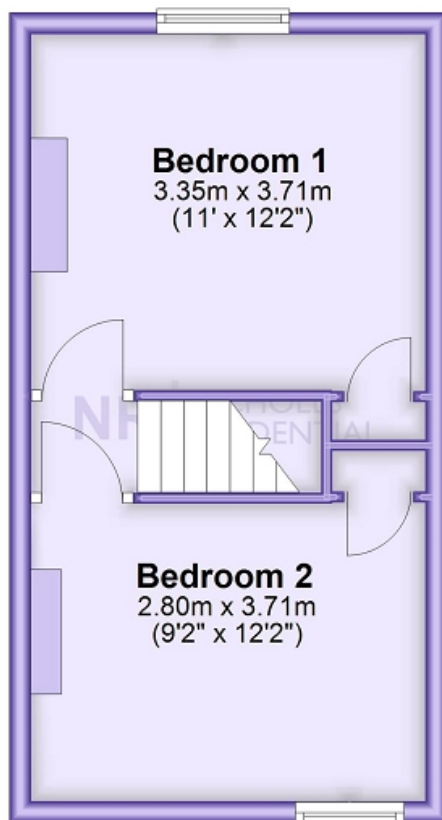
- Two Bedrooms
- Two Reception Room
- Period Cottage
- Downstairs Bathroom
- Stamford Green Conservation Area
- Clay Hill Green Location
- Viewing Highly Recommended
- Walking Distance to Town and Train Station



**Ground Floor**  
Approx. 36.3 sq. metres (390.6 sq. feet)

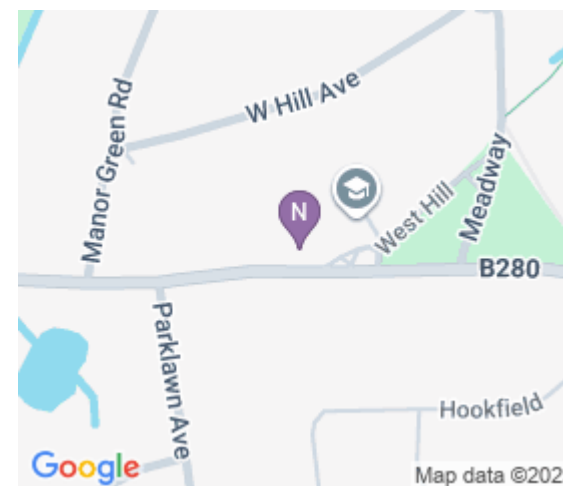


**First Floor**  
Approx. 26.7 sq. metres (287.8 sq. feet)



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 delightful two-bedroom period cottage with no onward chain. The property is superbly located in a desirable road within the Stamford Green Conservation Area facing on to Clay Hill Green. The location is a short walk from Epsom town centre and its' main line train station. The property is in good decorative order and well-presented throughout. The porch-covered front door leads straight into the lounge with chimney breast and double-glazed sash window. Beyond the lounge the dining room has a deep storage cupboard under the stairs and double-glazed window looking towards the rear garden. The kitchen is fitted with a selection of wall and base units with work surfaces, stainless steel sink? double-glazed window? built in oven and hob with extractor over? space and plumbing for washing machine and dishwasher. This opens on to a lobby area with combination gas fired boiler and tumble dryer in a cupboard, a double-glazed door leading out to the garden and a downstairs bathroom which is part tiled and fitted with white 3pc bathroom suite. There is an over bath shower with bath-screen. The first floor? offers two double bedrooms. The front bedroom benefits from a double-glazed sash window whilst the one to the rear has a large wardrobe/storage cupboard and double-glazed window. The rear garden has a paved patio area with the remainder laid to lawn with timber shed. The front is brick paved with picket fence and bin storage. Viewing is highly recommended to fully appreciate this charming home and the excellent location. Contact Nicholls Residential to book your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)	69	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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.		

