

**31 CARNFORTH CLOSE
EPSOM
SURREY
KT19 9HQ
£350,000**

FIRST FLOOR MAISONETTE

TWO BEDROOMS

21'4 X 10'11 LIVING ROOM

7'11 X 7'4 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

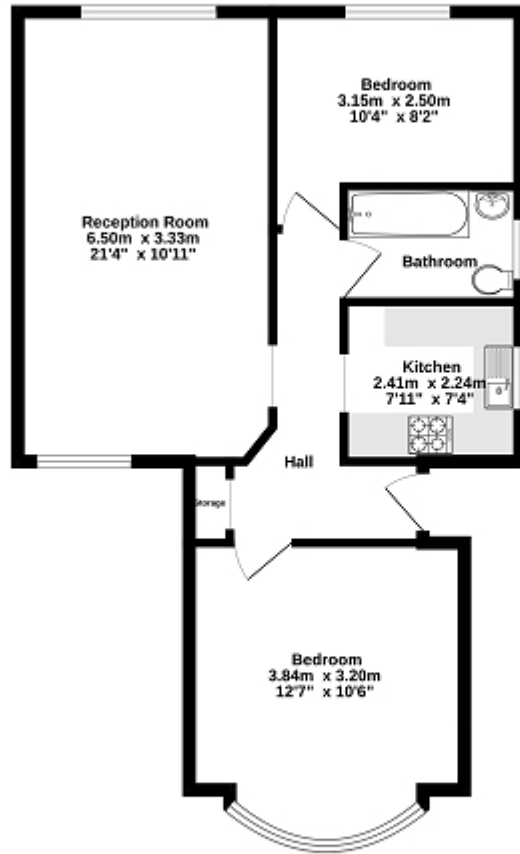
GAS CENTRAL HEATING

OWN REAR GARDEN

LEASE IN EXCESS OF 900 YEARS

CUL DE SAC LOCATION

Ground Floor
57.2 sq.m. (616 sq.ft.) approx.



TOTAL FLOOR AREA: 57.2 sq m. (616 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.