



Court Farm Avenue

Epsom, KT19 0HD

Asking price **£595,000**


The local agent
thelocalagent.co.uk



11 Court Farm Avenue, Epsom, KT19 0HD

Asking price £595,000

The Local Agent are delighted to offer this three bedroom semi detached house on this sought after road close to Ewell Court and backing onto the sports ground.

The property has three bedrooms (the third is used as a walk in wardrobe) a kitchen/diner, separate lounge and first floor bathroom.

Outside there is a good size Westerly facing garden backing the sports ground, there is a garage/store to the side and off street parking to the front.

Other benefits include the potential for extension to the rear/side/loft subject to consent, double glazing, electric heating and NO CHAIN!

Property Features

Semi Detached House
Extension Potential To Side/Rear/Loft STC
Three Bedrooms
Kitchen/Diner
Lounge
Garage/Store Room
Westerly Facing Garden
Backs Playing Fields
No Chain
Double Glazing

Council Tax Band: E
Tenure: Freehold
EPC Rating:F
Total approximate floor area: 1069.00 sq ft

Location

Located on the edge of the green space of the Hogsmill and Ewell Court. Amenities include local shops, bus routes to Surbiton, Kingston and Epsom, Aldi supermarket and train links into London Waterloo are approximately 1.3miles walk away with choice of Ewell West, Tolworth or Stoneleigh in zone 5.

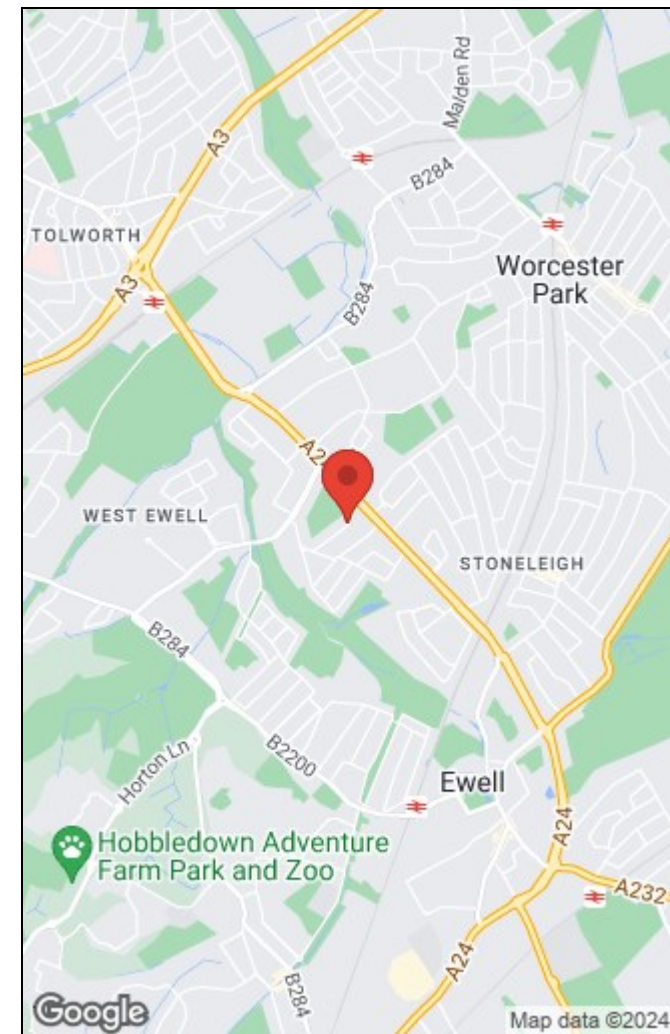


Court Farm Avenue, Ewell



Total Area: 99.3 m² ... 1069 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.



Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	38

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