



Chesterfield Road

Epsom, KT19 9QP

**Offers in excess of £650,000**

  
**The local agent**  
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Jackson Noon



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72 Chesterfield Road, Epsom, KT19 9QP

**Offers in excess of £650,000**

The Local Agent are delighted to offer this rarely available corner plot extended three bedroom house located in a popular tree lined road with three reception rooms, double glazing, gas central heating, mature rear garden and double garage, off street parking.....call now to view.



## Property Features

Freehold  
Extended Three Bedroom House  
Three Reception Rooms  
Double Glazing & Central Heating  
Rear Garden & Garage  
Sought After Road  
Corner Plot

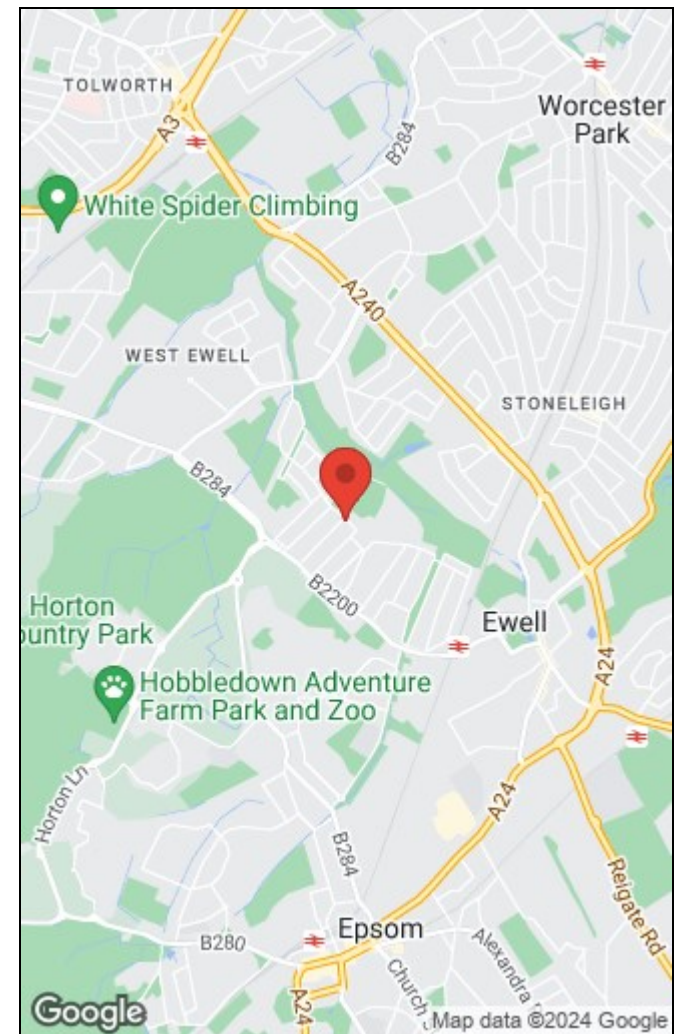
Council Tax Band: E  
Tenure: Freehold  
EPC Rating:D  
Total approximate floor area: sq ft

## Location

Located on Chesterfield Road on the edge of the green space of the Hogsmill Nature Reserve and Ewell Court Park. The property is also walking distance to both Danetree and West Ewell Primary schools. Amenities include local shops, restaurants, bus routes to Kingston and Epsom. Train links into London Waterloo from Ewell West (zone 6).







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

## 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.

3 Ruxley Lane, Epsom, Surrey, KT19 0JB  
 telephone 020 8004 5252 | email sales@thelocalagent.co.uk