

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.

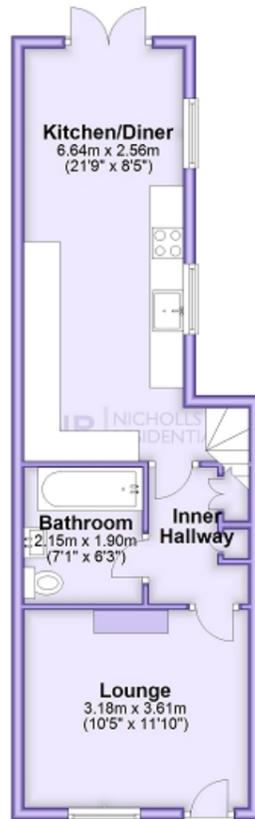
Mortgage Advice

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.

34 Providence Place, Epsom, Surrey

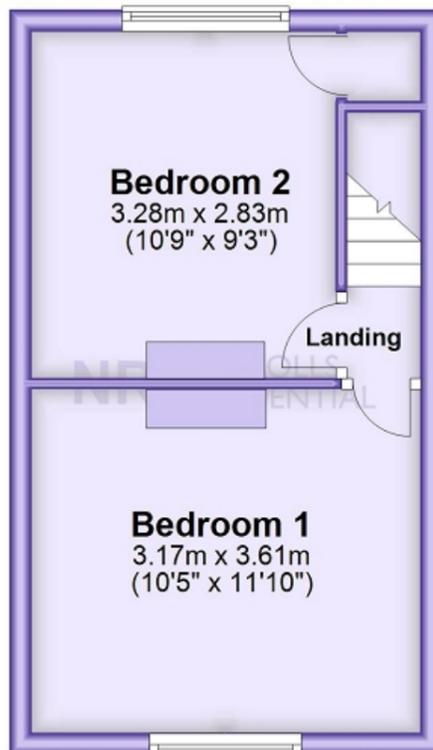
- Character Cottage
- Two Bedrooms End of Terrace House
- Desirable and Centrally Located
- Kitchen Dining Room
- Ground Floor Bathroom
- Courtyard Garden
- Very Well Presented
- No Onward Chain

Ground Floor
Approx. 37.9 sq. metres (408.2 sq. feet)



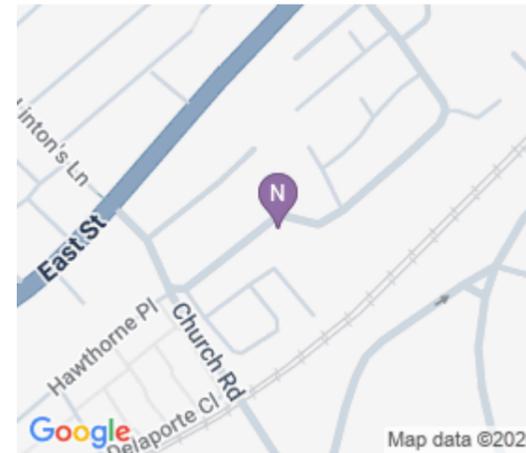
First Floor

Approx. 24.0 sq. metres (258.4 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 proud to present with no onward chain this charming character cottage. The property is ideally situated just a short walk from Epsom town centre, the mainline railway station, local shops, supermarkets and the highly regarded Glyn School. This delightful home blends period charm with modern convenience and offers well-balanced accommodation throughout. The ground floor features a welcoming front lounge complete with a feature fireplace, a central lobby area, a well-appointed bathroom with a shower over the bath and a spacious kitchen/dining room at the rear which opens directly onto a private courtyard garden. Upstairs you'll find two generous double bedrooms, with the second bedroom also enjoying a feature fireplace, adding to the home's classic appeal. Additional benefits include gas central heating, double glazing and a variety of original period features. Viewing is highly recommended to truly appreciate the warmth, character and location. To arrange your appointment, contact Nicholls Residential today.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

