



**16 STANTON CLOSE
WEST EWELL, EPSOM
KT19 9NP
£345,000**

FIRST FLOOR MAISONETTE

TWO DOUBLE BEDROOMS

21'1 X 10'7 LOUNGE DINING ROOM

7'11 X 7'4 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

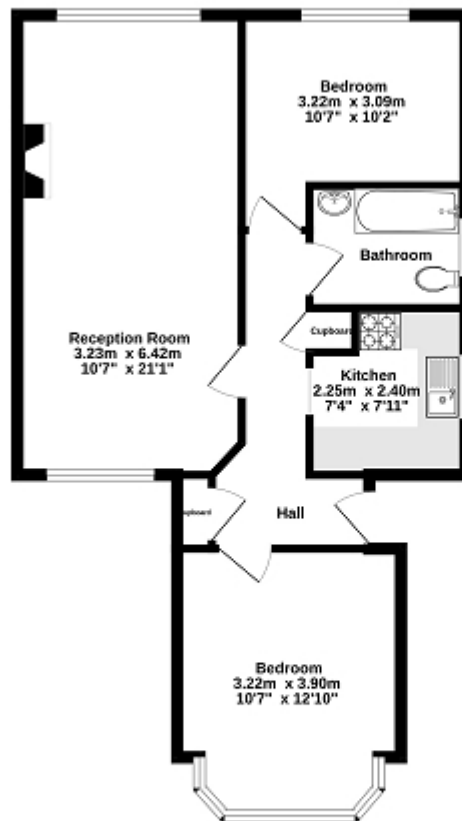
39' X 32' REAR GARDEN

OFF STREET PARKING

LEASE IN THE REGION OF 160 YEARS

NO FORWARD CHAIN

1st Floor
58.1 sq.m. (625 sq.ft.) approx.



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TOTAL FLOOR AREA: 58.1 sq.m. (625 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is to be considered a guide only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency until the goods are installed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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.