



**15 Farriers Close, Epsom, KT17 1LS**  
**Asking Price £525,000**

Thomas & May is Delighted to bring to the Market a Well Presented Three Bedroom Family Home Situated Close to Epsom Town Centre with its Shops, Local Amenities and Station Providing Excellent Transport Links to Central London. This Property has a Spacious Fitted Kitchen with French Doors Opening onto a Conservatory with Patio Doors Leading onto the Private Rear Garden. Further Accommodation Comprises Lounge, Three Bedrooms, Family Bathroom and Cloakroom. The Property also Benefits From a Car Port and Additional Allocated Parking. Sole Agent.

## **ENTRANCE**

Wooden front door with frosted glass inserts leading to:

## **HALL**

Wood effect flooring, radiator, power points, telephone point, storage cupboard, down-light, doors to:

## **CLOAKROOM**

Two piece suite comprising low level w.c., wash hand basin, extractor fan, radiator, wood effect flooring.

## **KITCHEN 12'11" x 10'10" (3.94 x 3.30)**

Rear aspect double glazed windows, double glazed French doors giving access to conservatory, range of wall and base units, roll edge work top, one and a half bowl stainless steel sink with drainer and mixer tap, integrated fridge/freezer, integrated gas hob with extractor fan over, integrated oven, space and plumbing for washing machine, space and plumbing for dishwasher, boiler, part tiled walls, power points, continuation of wood effect flooring.

## **CONSERVATORY 11'5" x 9'6" (3.48 x 2.90)**

Double glazed upvc conservatory with patio doors giving access to rear garden, electric radiator.

## **STAIRS**

Leading to first floor landing, built-in shelving and storage cupboard, power point, downlight, door to:

## **LOUNGE 13'5" (max) x 12'11" (4.09 (max) x 3.94)**

Rear aspect double glazed bay window, coved ceiling, radiator, power points, T.V. aerial point, thermostat control for central heating.

## **BEDROOM 2 13'0" x 8'9" (3.96 x 2.67)**

Dual front aspect double glazed windows, coved ceiling, radiator, power points.

## **STAIRS**

Leading to second floor landing, airing cupboard, further storage cupboard, hatch giving access to loft via loft ladder, down-light, doors to:

## **BEDROOM 1 13'0" x 9'0" (3.96 x 2.74)**

Dual front aspect double glazed windows, coved ceiling, power points, radiator.

## **BEDROOM 3 11'1" x 6'8" (3.38 x 2.03)**

Rear aspect double glazed window, coved ceiling, power points, radiator.

## **BATHROOM**

Rear aspect double glazed frosted window, four piece suite comprising low level w.c with concealed cistern, vanity unit with wash hand basin and mixer tap, panel enclosed bath with mixer tap, shower enclosure with power shower, tiled flooring, tiled walls, radiator.

## **OUTSIDE**

## **FRONT**

Car port with storage cupboards.

## **REAR**

Garden with patio area to rear, gate giving rear access.

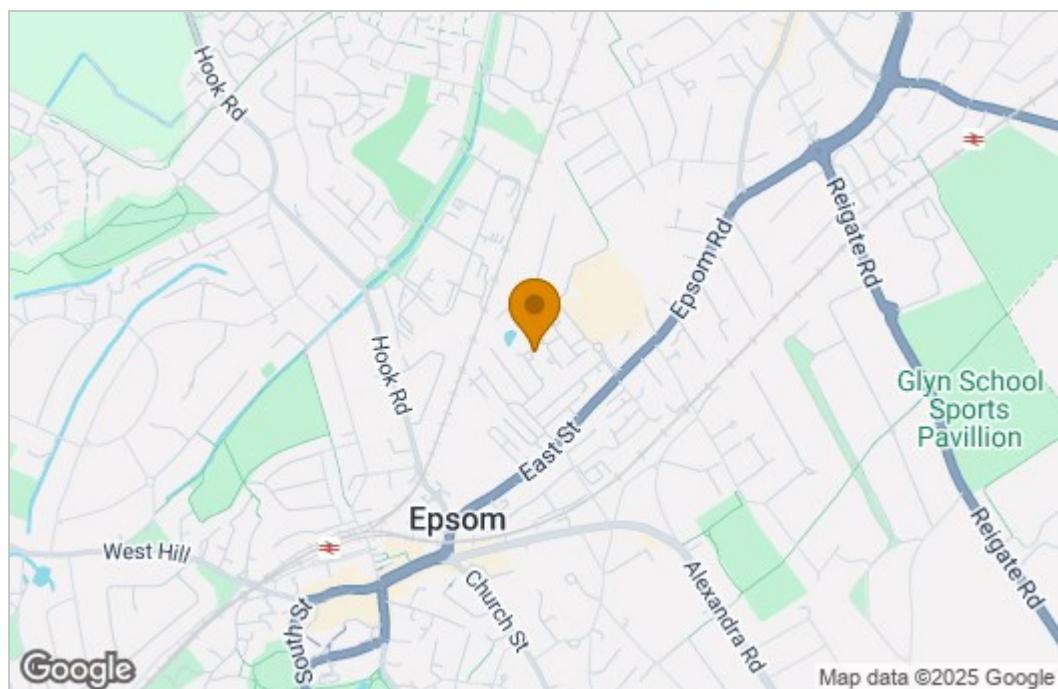
## **ALLOCATED PARKING BAY**

## **COUNCIL TAX BAND E**

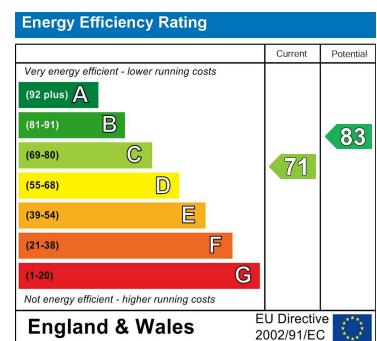
## Floor Plan



## Area Map



## Energy Efficiency Graph



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