



**31 NIGHTINGALE DRIVE
WEST EWELL, EPSOM
KT19 9EN
OFFERS IN EXCESS OF
£350,000**

FIRST FLOOR MAISONETTE

TWO BEDROOMS

16'5 X 12'5 LIVING ROOM

10'5 X 9'10 KITCHEN

WHITE BATHROOM SUITE

DOUBLE GLAZED WINDOWS

GAS CENTRAL HEATING

16' X 40' REAR GARDEN

GARAGE IN BLOCK

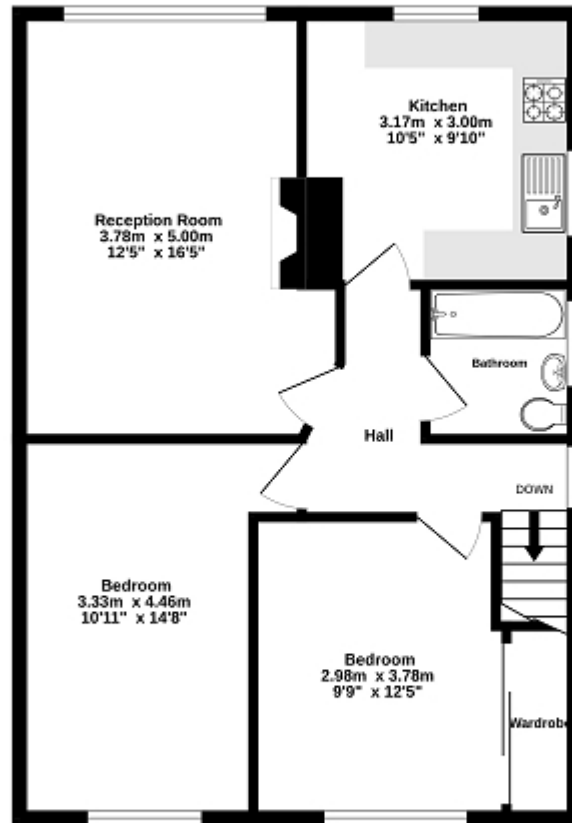
LEASE IN EXCESS OF 900 YEARS

AN IDEAL FIRST TIME BUY

Telephone
020 8397 5151

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Website
www.compassea.co.uk

1st Floor
63.2 sq.m. (680 sq.ft.) approx.



TOTAL FLOOR AREA: 63.2 sq m. (680 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/2018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(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.