



## Key Features

- ✓ Three Bedroom Semi-Detached House
- ✓ Through Lounge
- ✓ Bathroom & Cloakroom
- ✓ Front & Rear Gardens
- ✓ Freehold
- ✓ EPC rating U



Poplar Crescent, West Ewell, Epsom

£500,000



Entrance Hall  
Cloaks hanging space, radiator

Cloakroom  
Comprising low level wc, wash hand basin, radiator, double glazed window

Through Lounge  
23' 2" x 12' 6" (7.06m x 3.81m) Feature fireplace, two radiators, downstairs cupboard housing boiler, double glazed window

Kitchen  
8' 6" x 7' 6" (2.59m x 2.29m) Single drainer 1 1/2 bowl sink unit inset in roll top work surface, range of cupboards and units, space for fridge freezer, plumbing for autowash, space for cooker, double glazed window

Conservatory  
14' 8" x 7' 10" (4.47m x 2.39m) Radiator, double windows, double glazed doors to garden

Stairs to First Floor  
Landing  
Access to loft, double glazed window

Bedroom 1  
12' 3" x 8' 11" (3.73m x 2.72m) Radiator, fitted wardrobes, airing cupboard, double glazed window

Bedroom 2  
8' 10" x 8' 4" (2.69m x 2.54m) Radiator, fitted wardrobes, double glazed window

Bedroom 3  
9' 5" x 6' 9" (2.87m x 2.06m) Radiator, fitted cupboard, double glazed window

Bathroom  
Comprising panel enclosed bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, tiled walls, double glazed window

Outside  
Front Garden  
Lawn area, off street parking

Rear Garden  
Patio area, mainly laid to lawn, side access

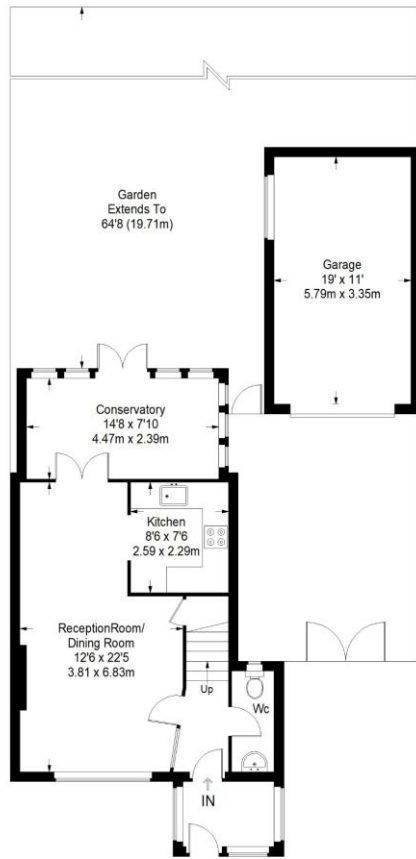
Garage  
Double glazed window, power and lighting



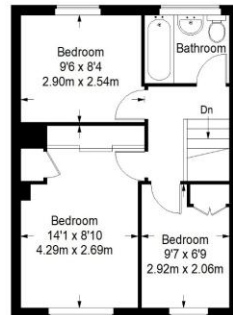




## Poplar Crescent

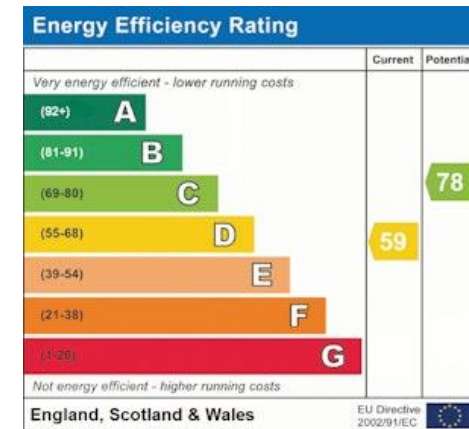
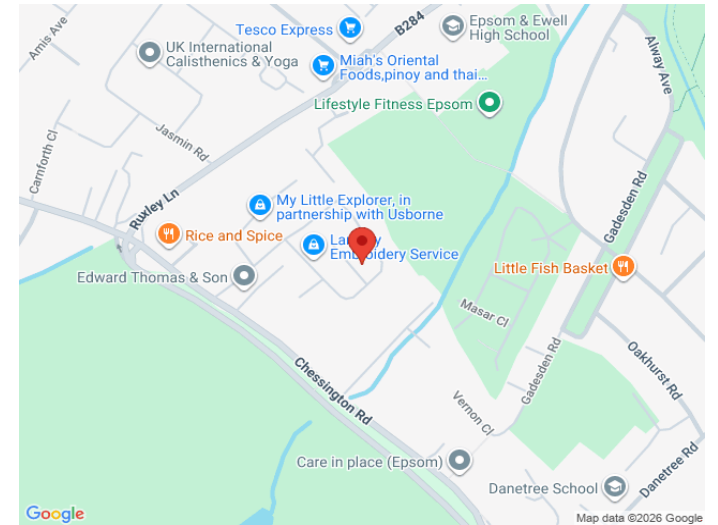


Ground Floor = 505 sq ft



First Floor = 360 sq ft

Approximate Gross Internal Area  
GROUND FLOOR = 505 sq ft / 46.91 sq m  
FIRST FLOOR = 360 sq ft / 33.44 sq m  
GARAGE = 200 sq ft / 18.58 sq m



## Northwood Epsom

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