



**182 FRANCIS CLOSE
WEST EWELL, EPSOM
KT19 0JT**

£600,000

LINK-DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

8'6 X 8'5 KITCHEN

GAS CENTRAL HEATING

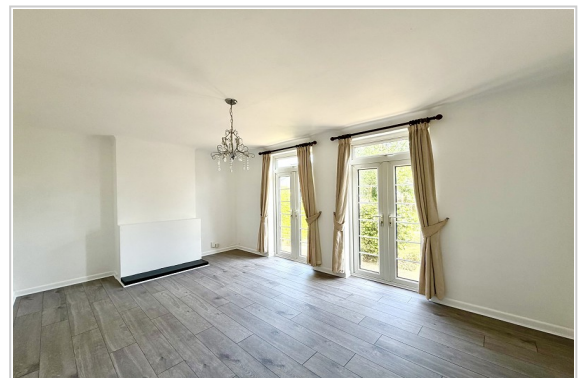
MAJORITY DOUBLE GLAZED

47' X 30' REAR GARDEN

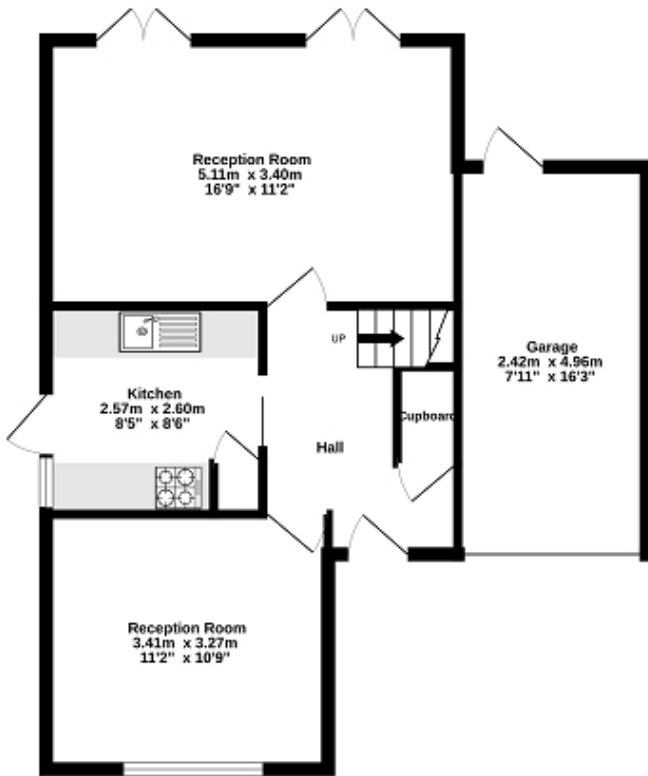
GARAGE WITH OWN DRIVEWAY

CUL DE SAC LOCATION

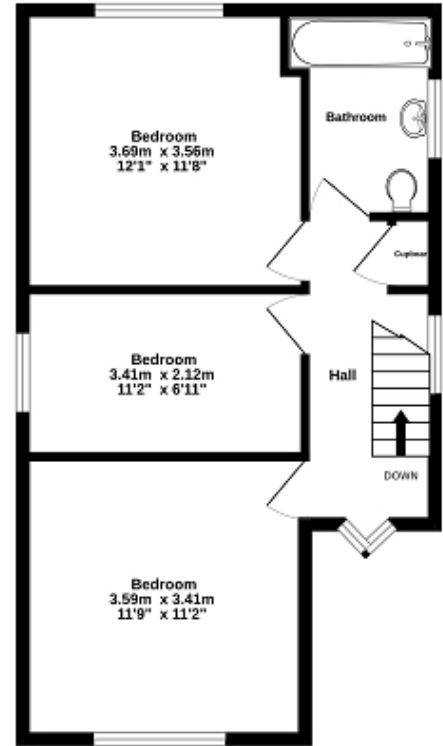
WELL PRESENTED



Ground Floor
54.8 sq.m. (590 sq.ft.) approx.



1st Floor
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA: 97.8 sq.m. (1053 sq.ft.) approx.

Whilst 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.