



**29 KELVIN CLOSE
WEST EWELL, EPSOM
SURREY
KT19 9JE
£465,000**

TERRACE HOUSE

THREE BEDROOMS

23'4 X 16'3 (MAX) LOUNGE DINING ROOM

7'6 X 6'8 MODERN KITCHEN

MODERN SHOWER ROOM

DOUBLE GLAZED WINDOWS

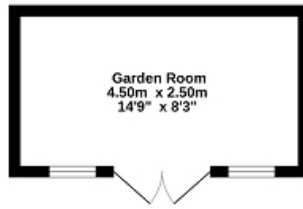
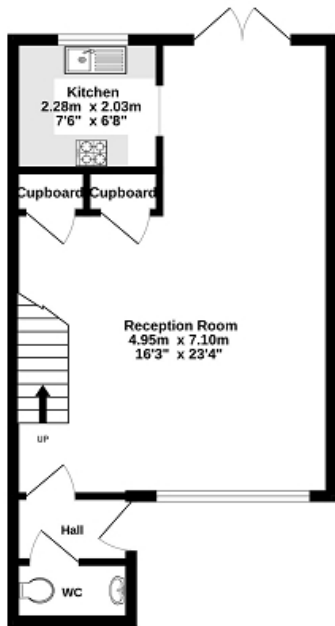
GAS CENTRAL HEATING

30' REAR GARDEN

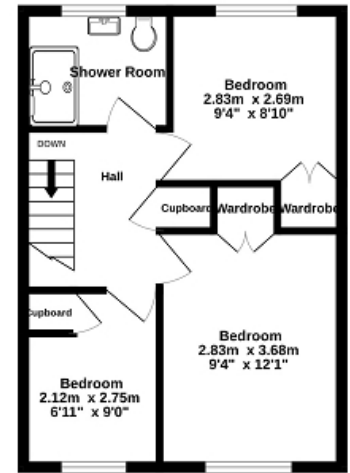
GARAGE IN BLOCK

CUL DE SAC LOCATION

Ground Floor
50.0 sq.m. (538 sq.ft.) approx.



1st Floor
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 85.1 sq.m. (916 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		88
(69-80) C	74	
(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.