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45 Godwin Close, Epsom, Surrey, KT19
£335,000

Nicholls Residential are delighted to offer for sale this charming, extended, One bedroom house. Offered in good order and with no onward chain, the property is well located in a quiet cul-de-sac close to schools, shops and transport links. The generous ground floor accommodation is in a contemporary style, being open plan with a through lounge/dining area leading to a well fitted kitchen with good worktop space and ranges of floor and wall mounted cabinets. Upstairs there is a double bedroom with cupboard and a 3pcs white bathroom suite with shower fitted over the bath. The property benefits further from double glazing and electric heating. Accessed from the kitchen, the property has its own private rear garden, which is laid mainly 'to patio' with dwarf walled border. Subject to planning permission and the buyers own checks there may be potential to extend above the ground floor extension. The property also comes with two parking spaces. Viewing is highly recommended to fully appreciate this lovely, well presented and located, home. Please contact Nicholls Residential to book your viewing.

Epsom
216 Chessington Road
West Ewell KT19 9XA
01372 730 111

Chessington
442 Hook Road
Chessington KT9 1NA
0208 391 1110

West Ewell
216 Chessington Road
West Ewell KT19 9XA
0208 786 7879

North Cheam
530 London Road
North Cheam SM3 8HW
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Registered Office: 442 Hook Road, Chessington, Surrey KT9 1NA Registered in England. Reg No 06503608
VAT 985 8778 28

Accommodation



Living Room (19' 11" x 10' 10") or (6.08m x 3.31m)



Kitchen (9' 1" x 9' 7") or (2.78m x 2.93m)



Landing (7' 7" x 6' 6") or (2.30m x 1.97m)



Bedroom (11' 3" x 10' 10") or (3.43m x 3.29m)



Bathroom (8' 3" x 4' 2") or (2.52m x 1.27m)




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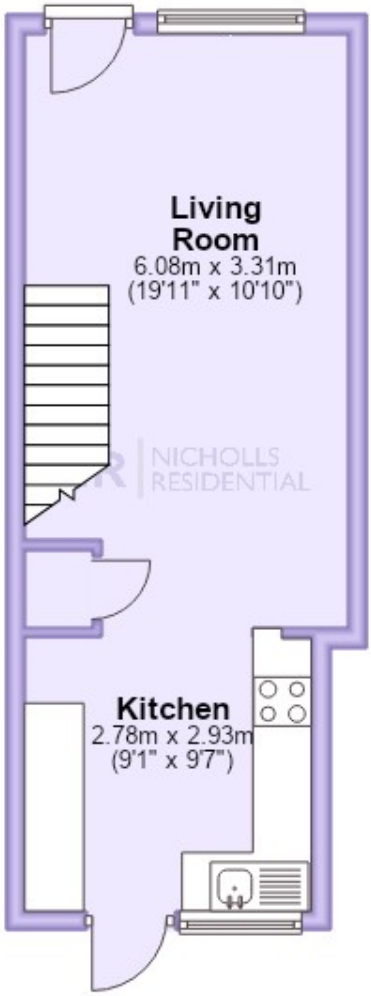


Floor Plan Disclaimer:-

This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Ground Floor

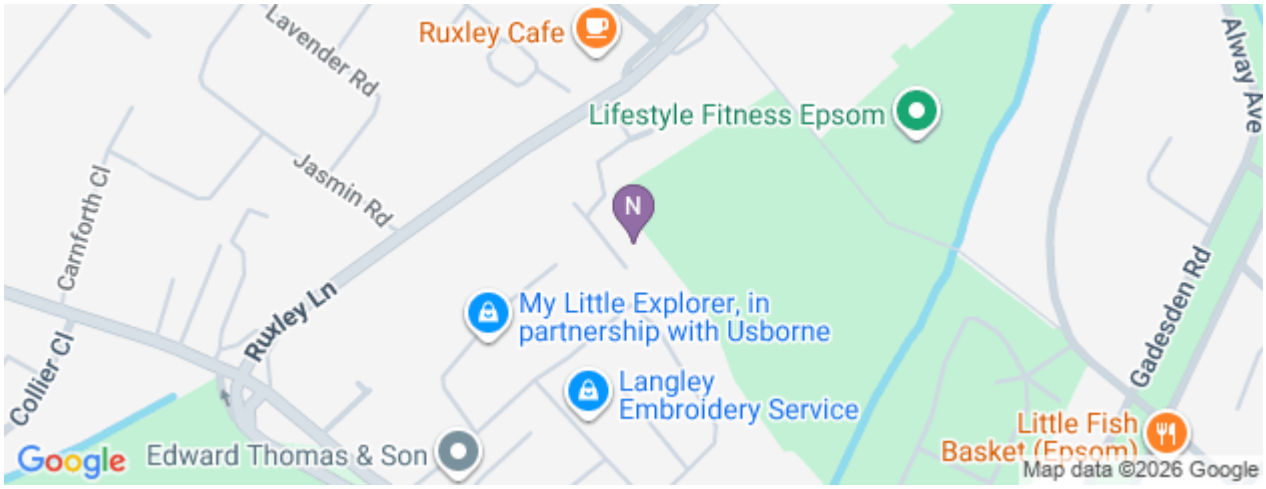
Approx. 28.5 sq. metres (307.0 sq. feet)

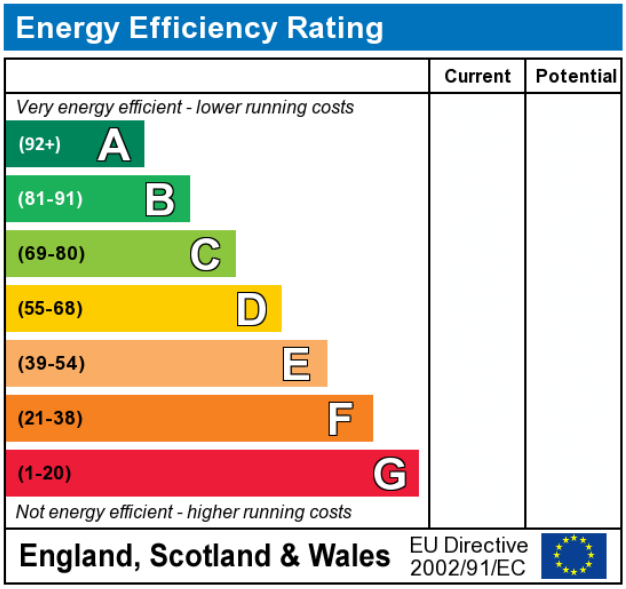


First Floor

Approx. 20.1 sq. metres (216.8 sq. feet)







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.

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