



KAYBRIDGE
RESIDENTIAL



Brook Close, Epsom, Surrey, KT19 9BF
Asking price £440,000

Brook Close, Epsom, Surrey, KT19 9BF

- Three Bedrooms
- Reception/Dining Room
- Two Bathrooms
- En-Suite To Master Bedroom
- Downstairs W/C
- Driveway For Four Cars
- Garden
- 0.2 Miles To Ewell West Station
- Built in 2010
- Solar Panels

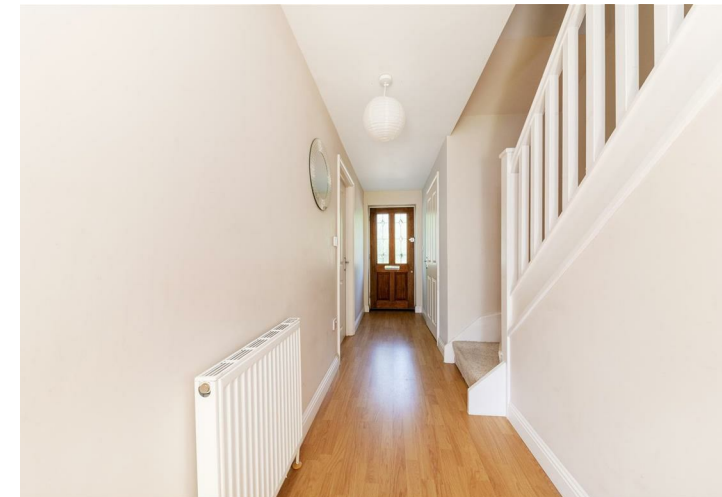
Offered to the market chain free this 2010 built property on Brook close is tucked away in a secluded close on the borders of Epsom and Ewell.

A well presented three bedroom family residence offered to the market in immaculate order. It offers an abundance of natural light and flexible accommodation and comprises spacious entrance hall with ground floor W.C and under stairs storage, a modern and fully equipped kitchen and large L-shaped living/dining room which has french style doors opening out onto a sunny rear garden.

To the first floor offers three bedrooms, two of which are double and the master benefiting from an en suite. A further family bathroom.

Further benefits include private residential parking for four cars ,property still being within the Builders Warranty (Expires in 2020) and solar panels for heating.

The property is conveniently situated close to Ewell West mainline station (Zone 6) for direct links in to London and Ewell Village are within a short walk away. The vibrant Epsom town centre and outstanding schools are also within close proximity.





Driveway

1 car on drive , 3 cars on shared driveway to side

Front Door

Hallway

Downstairs W/C

Kitchen

Reception Room

16'7" x 14'4" (5.075 x 4.38)

Under Stairs Cupboard

Dining Area

Landing

Family Bathroom

Bedroom 1

14'4" x 11'2" (4.38 x 3.41)

Bedroom 2

11'10" x 6'10" (3.63 x 2.09)

Bedroom 3

6'11" x 6'5" (2.13 x 1.97)

En- Suite

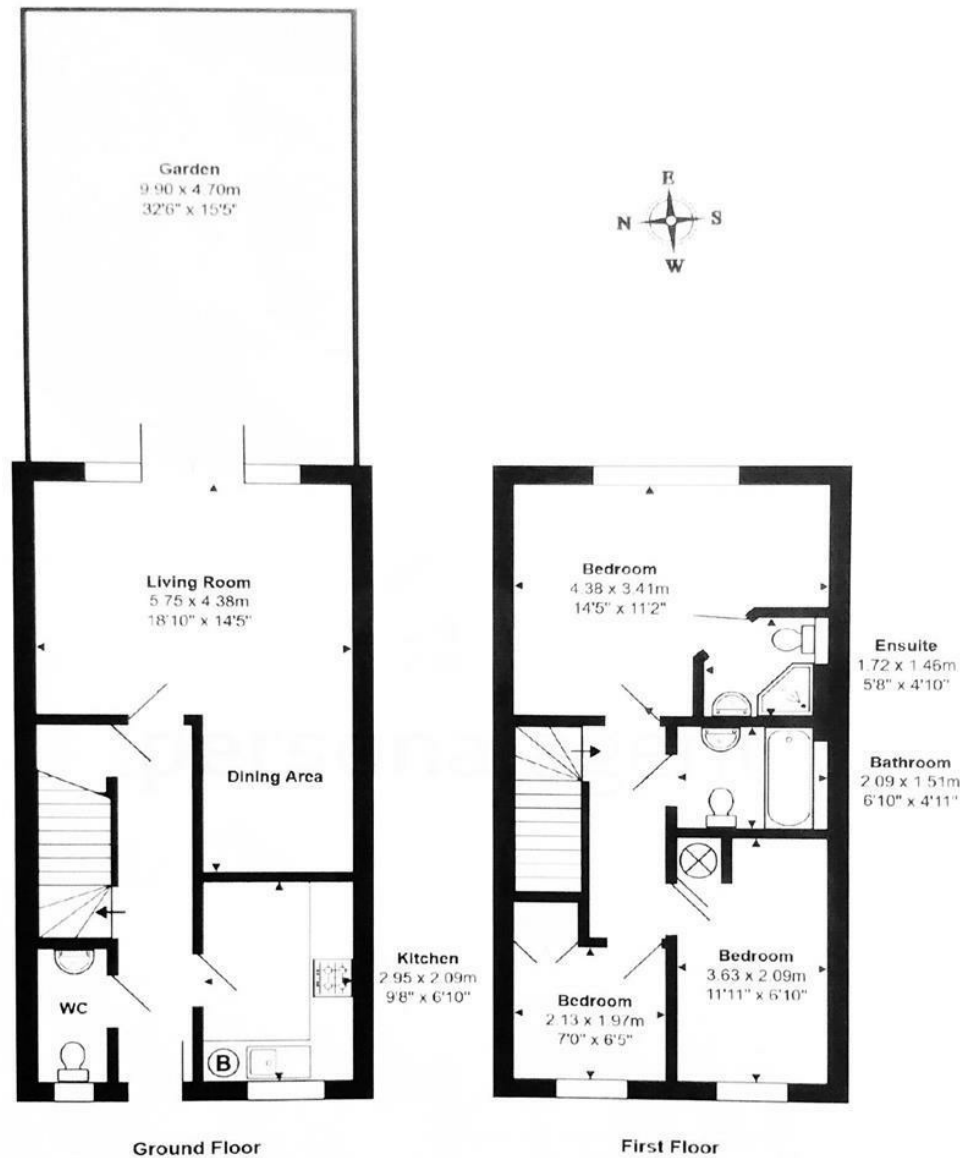
Garden

32'5" x 15'5" (9.90 x 4.70)

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers/tenants are always advised to commission a full inspection and structural survey of the property before deciding to proceed with a purchase or rental.





Brook Close, Ewell

Total Area: 77.7 m² ... 836 ft² (excluding garden)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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