

FOR
SALE



3 Court Farm Gardens Manor Green Road, Epsom KT19 8SL

£270,000 - Leasehold



252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

PROPERTY SUMMARY

*** TWO BEDROOMS *** JACKSON NOON ESTATE AGENTS are pleased to offer this TWO BEDROOM GROUND FLOOR FLAT within a level walk of EPSOM TOWN CENTRE as well as benefitting from OWN GARDEN and surrounding communal gardens but REQUIRING MODERNISATION.....NO CHAIN.

POINTS OF INTEREST

- *Ground Floor Flat*
- *Two Bedrooms*
- *Close to Epsom Town Centre*
- *Garden*
- *In Need Of Modernisation*
- *No Chain*



ROOM DESCRIPTIONS

Front Door to

Lounge

18' 0" x 10' 8" (5.49m x 3.25m) Feature fireplace, radiator, secondary glazed window

Kitchen

8' 11" x 7' 4" (2.72m x 2.24m) Single drainer sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, space for fridge freezer, plumbing for autowash, space for cooker, secondary glazed window

Bedroom 1

10' 8" x 8' 9" (3.25m x 2.67m) Secondary glazed window

Bedroom 2

10' 4" x 6' 7" (3.15m x 2.01m) Window

Bathroom

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

Outside

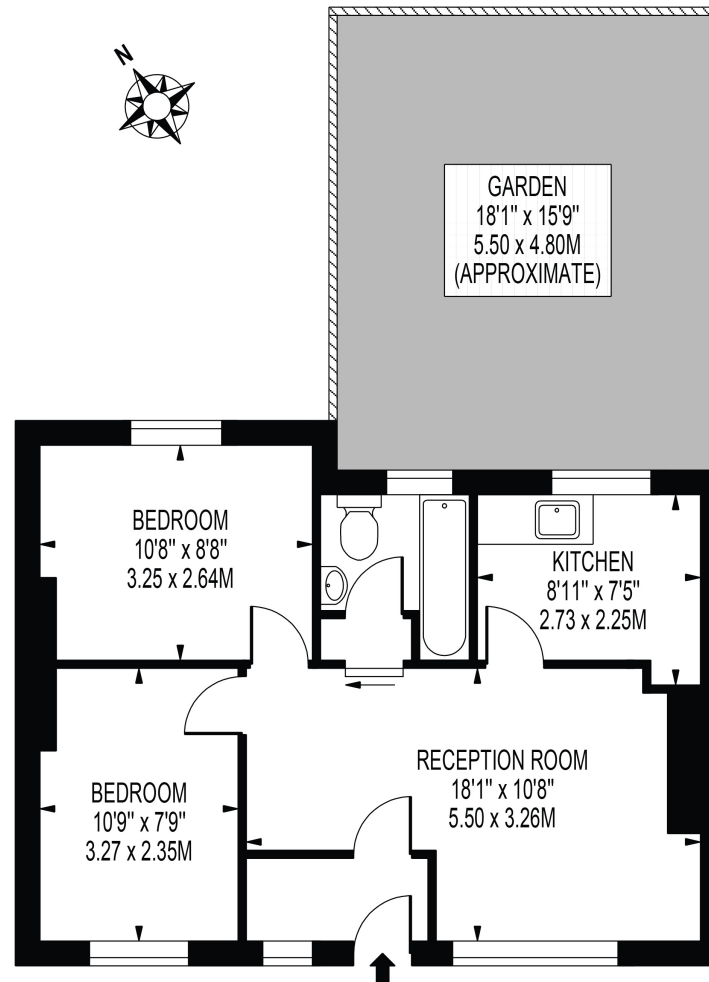
Own Garden

Communal Gardens

Mainly laid to lawn

COURT FARM GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 486 SQ FT - 45.18 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.