

FOR
SALE



9 Ruxley Close, West Ewell KT19 9ND

£290,000 - Leasehold



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PROPERTY SUMMARY

JACKSON NOON ESTATE AGENTS are pleased to offer this well presented ONE/TWO BEDROOM GROUND FLOOR MAISONETTE with lounge, conservatory, MODERN KITCHEN, Bedroom 2/Study, gas central heating, double glazing, off street parking, OWN GARDEN and located in a cul-de-sac....NO CHAIN.

POINTS OF INTEREST

- *Ground Floor Maisonette*
- *Two Bedrooms*
- *Modern Kitchen*
- *Double Glazed Conservatory*
- *Double Glazing*
- *Gas Central Heating*
- *Off Street Parking*
- *Private Garden*



ROOM DESCRIPTIONS

Double Glazed UPVC Front Door to

Entrance Hall

Laminate floor

Lounge

12' x 10' 2" (3.66m x 3.10m) Radiator, fitted units into recess, laminate floor, open to conservatory

Double Glazed Conservatory

9' 10" x 8' 3" (3.00m x 2.51m) Tiled floor, double glazed window, double glazed doors to garden

Modern Kitchen

7' 6" x 6' (2.29m x 1.83m) Single drainer 1 1/2 bowl stainless steel sink unit inset in roll top work surface, range of cupboards and units, wall mounted boiler, plumbing for autowash, fitted hob and oven, tiled floor, part tiled walls, double glazed window

Bedroom 1

15' 2" x 11' (4.62m x 3.35m) Radiator, large storage cupboard, double glazed window with fitted shutters

Bedroom 2/Study

6' 4" x 5' 10" (1.93m x 1.78m) Radiator, double glazed window

Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment, shower screen, low level WC, wash hand basin, heated towel rail, double glazed window

Outside

Front Garden

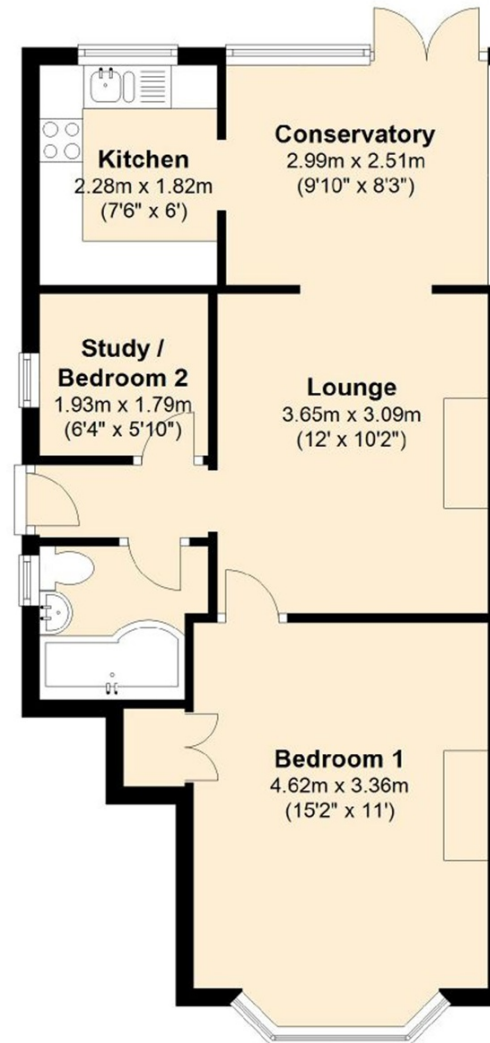
Off street parking for one car

Rear Garden

Patio area, garden shed

Ground Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



Total area: approx. 48.1 sq. metres (518.2 sq. feet)

This floorplan is for illustration purposes only and whilst Jackson Noon Estate Agents have endeavoured to ensure it is an accurate representation of the property it should not be relied upon for furnishings etc.

Plan produced using PlanUp.