



Mole Court

Epsom, KT19 9PZ

Guide price £425,000


The **local** agent
thelocalagent.co.uk



27 Mole Court, Epsom, Surrey, KT19 9PZ

Guide price £425,000

A fantastic sized three bedroom family house located on this cul de sac close to local shops, bus routes, schools and the green space of the Hogsmill.

Accommodations comprises of a kitchen/diner with a separate lounge, downstairs WC, three bedrooms and family bathroom on the first floor.

The property benefits from multiple storage cupboards on both the ground floor and first floor.

Outside there is a paved Southerly facing rear garden with a front garden and brick built store cupboard. Other features include double glazing throughout (with some new windows, front door and French doors being installed in 2021), replaced guttering and fascias, and NO CHAIN!

Property Features

No Chain
3 Bedrooms
Ample Storage
Double Glazed
Warm Air Heating
Low Maintenance Rear Garden
Downstairs WC
Family Bathroom
Southerly Facing Garden
End of Terrace

Council Tax Band: C
Tenure: Freehold
EPC Rating:D
Total approximate floor area: 984.00 sq ft

Location

Located close to the Hogsmill river and local green space, the property is also less than a mile away on foot to Tolworth Station which is part of the London suburban network of South Western Railway and is in Travelcard Zone 5.



Mole Court, Ewell

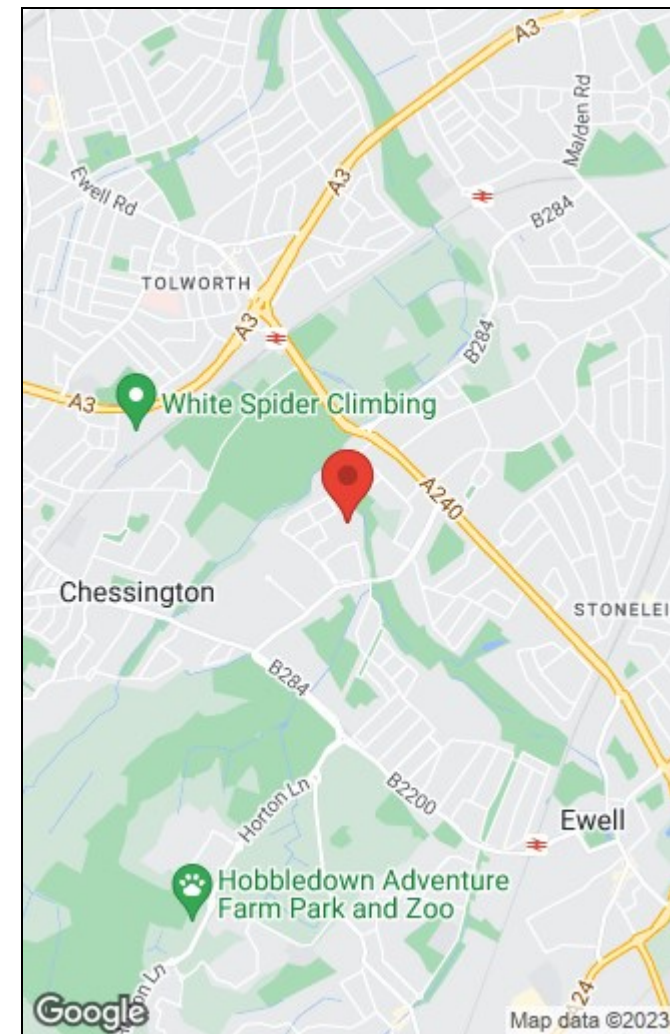


Disclaimer: This plan is for layout guidance only and NOT TO SCALE
 Windows and door openings are approximate
 Whilst care is taken in the preparation of this plan,
 please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating	
Current	Potential
55	83
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC	

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