



Curtis Road, Epsom, Surrey, KT19 0LQ
Offers in excess of £450,000

- Three Bedrooms
 - Kitchen
 - Reception Room
 - Family Bathroom
 - Garden
 - Driveway
 - Chain Free
 - Off Street Parking

We are delighted to offer this extended three bedroom mid terraced property, situated in a sought after road in Ewell. Offering reception room, kitchen, To the first floor there are two spacious double bedrooms including a third bedroom. Further benefits include a front and rear garden and brick paved driveway for two vehicles, generous driveway and low maintenance garden.

A viewing is highly recommended to appreciate the features and benefits of this property.

Please call 0208 004 0474 to arrange your viewing.

Front Door

Kitchen

11'8" x 10'11" (3.58 x 3.33)





Reception Room
14'4" x 10'11" (4.39m x 3.33m)

Landing

Master Bedroom
14'6" x 8'11" (4.42m x 2.74m)

Bedroom 2
12'4" x 9'10" (3.78m x 3.02m)

Bedroom 3
10'7" x 8'0" (3.25m x 2.44m)

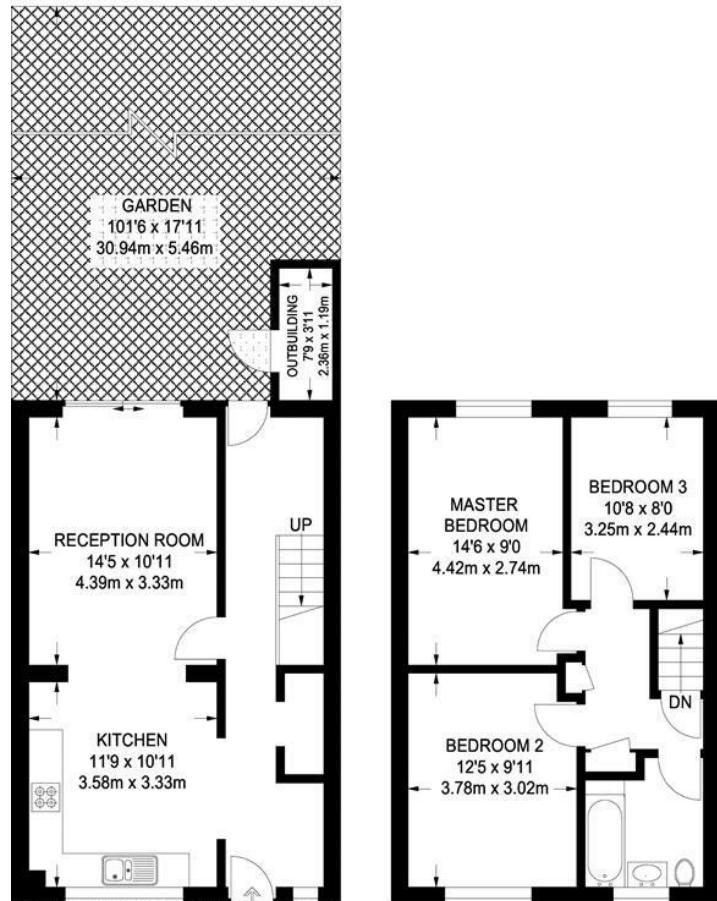
Family

Garden
101'6" x 17'10" (30.94m x 5.46m)

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.





GROUND FLOOR
480 SQ FT / 44.6 SQ M
OUTBUILDING
24 SQ FT / 2.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
975 SQ FT / 90.6 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		71
(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		84
(81-91)	B		
(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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