



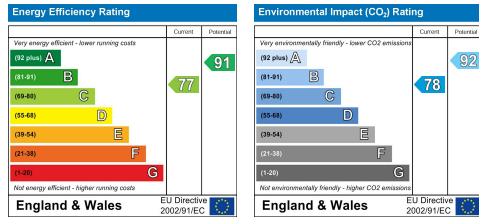
**13 Delaporte Close  
Epsom  
Surrey KT17 4AF**

• PORCH & ENTRANCE HALL • LIVING ROOM • FITTED KITCHEN • 2  
BEDROOMS • BATHROOM • REPLACEMENT DOUBLE GLAZING • GAS CENTRAL  
HEATING • GARAGE & CAR BAY

**£359,000** - Freehold

AN ATTRACTIVE MID-TERRACE HOUSE, WELL LOCATED FOR EPSOM'S  
COMPREHENSIVE TOWN CENTRE SHOPS, THEATRE AND STATION. SOUTH-  
WESTERLY ASPECT REAR GARDEN. GARAGE AND ALLOCATED CAR BAY. NO  
CHAIN. SOLE AGENT. EPC - C.

## Continuation: 13 Delaporte Close, Epsom



### Porch

Outside meter/storage cupboard, light point, part double glazed front door to:

### Entrance Hall

Understair cupboard, radiator.

### Living Room

17'5 x 12' (5.31m x 3.66m)

Double glazed sliding patio doors to Garden, exterior sun blind, 2 radiators, coved ceiling with twin light points.

### Kitchen

11'2 x 5'10 (3.40m x 1.78m)

Double glazed window to front, fitted with base units with cupboards and drawers, worktops over with inset stainless steel sink unit with mixer tap, inset gas hob with electric double oven beneath, wall units, space for appliances, part tiled walls, Potterton Combi boiler,

### 1st Floor Landing

Access to loft, storage/linen cupboard.

### Bedroom 1

12' x 10' plus 2' deep wardrobes (3.66m x 3.05m plus 0.61m deep wardrobes)

Double glazed window to rear, radiator, 3 double fitted wardrobes with interior fittings.

### Bedroom 2

10'4 x 10' plus 2' deep wardrobe (3.15m x 3.05m plus 0.61m deep wardrobe )

Double glazed window to front, radiator, deep built-in cupboard plus wide fitted wardrobe with mirrored sliding doors.

### Bathroom

Re-fitted with a white suite of panel bath with electronic shower unit over, pedestal wash basin, low level wc, tiled walls, mirror fronted cabinet with interior shaver socket, radiator, extractor fan

### Outside

#### Front Garden

Lawned area, pathway, shrubs.

#### Rear Garden

With a South-westerly aspect, paved patio area, lawn, shrubs, gate to rear.

### Garage

No 13. Set in a nearby block with up and over door.

### Parking Bay

Shown on the title plan one allocated parking bay.

### Council Tax

Epsom & Ewell B.C. band 'D' - £1912.43 for the year to 31/03/20.

### Referral Fees

Current regulations require all estate agents to inform their customers of the fees they earn for recommending third party services and Douglas & Co are pleased to advise that whilst we are happy to offer recommended services we do not receive any referral fees.



GROUND FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 693 SQ.FT. (64.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

Strictly by appointment via Douglas & Co 01372 722362 or [info@douglas-estates.co.uk](mailto:info@douglas-estates.co.uk)

## Agents Notes

These details whilst believed to be correct are not guaranteed nor do they form part of any contract and should not be relied upon for ordering carpets or furnishings. Douglas have not tested any stated equipment or appliances. Purchasers are advised to satisfy themselves as to working order and condition.

Under Anti-Money Laundering Regulations we are required to have sight of and retain copies of buyers I.D. We will therefore require copies of either a Passport and Driving Licence alternatively a Passport or Driving Licence plus a Utility or Council Tax bill. We hope that you will understand the necessity of this.